



Hope End, Ullingswick, Hereford, HR1 3JF

Asking Price £535,000

3 1 2 G

A set of icons representing property features: a bed icon for 3 bedrooms, a bathtub icon for 1 bathroom, a sofa icon for 2 living areas, and a house icon for G (garage).

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Trivett Hicks is pleased to offer this charming three bedroom detached bungalow, which is located in rural countryside within the village of Ullingswick, a favoured Herefordshire location. The property would benefit from some improvement with scope to use it as an equestrian property with large gardens and paddock amounting to approximately one & half acres.

Local amenities include a popular primary school, a community shop, local pubs and a post office to name but a few. Ullingswick is situated approximately 10 miles from Hereford City Centre offering several further amenities.

The property briefly comprises of an entrance porch, entrance hall, living room, dining room, good size kitchen/breakfast room with an adjacent lean-to conservatory, three bedrooms, bathroom and separate Wc. The property also benefits from various outbuildings.

FULL DETAILS

GROUND FLOOR

PORCH

Ceramic tiled flooring, double glazed sliding doors, door to:

ENTRANCE HALL

Two radiators, access to the roof space, door to:

LIVING ROOM 20'6" x 11'10" (6.27m x 3.62m)

Double glazed window to the front and side aspects, secondary window to side aspect, three radiators, TV point and power points, door to:

FITTED KITCHEN/BREAKFAST ROOM 14'2" x 9'10" (4.32m x 3.02m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, tiled splashbacks, oil fired RAYBURN stove providing heating and hot water, airing cupboard housing hot water tank, plumbing for automatic washing machine, space for fridge/freezer, double glazed window to the rear aspect, vinyl flooring, obscure glazed rear door to Lean-to/Conservatory, door to:

DINING ROOM 12'1" x 12'0" (3.70m x 3.66m)

Double glazed window to the side aspect, two radiators, power points and door to:

LEAN TO 12'2" x 5'2" (3.72m x 1.59m)

Double glazed window to the rear and side aspect, fitted base units and larder unit, ceramic tiled flooring, double glazed door to the rear garden, door to:

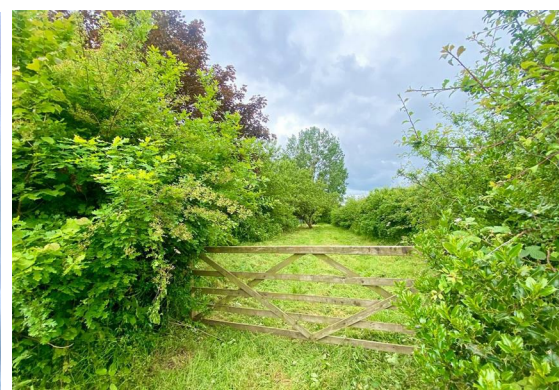
SEPARATE WC

Obscure double glazed window to the rear aspect, fitted with low-level WC.

MASTER BEDROOM 12'8" x 11'10" (3.88m x 3.62m)

Double glazed window to the front and side aspect, radiator and power points, door to:





BEDROOM TWO 11'11" x 10'2" (3.65m x 3.12m)
Double glazed window to the rear aspect, radiator, wash hand basin and power points.

BEDROOM THREE 11'10" x 5'11" (3.62m x 1.81m)
Double glazed window to the front aspect, power point and radiator, door to:

BATHROOM
Fitted with two piece suite comprising panelled bath with shower hand shower attachment, pedestal wash hand basin, tiled splashbacks, radiator and obscure double glazed window to the rear aspect

GARDENS
The property is approached by driveway providing off road parking for several cars. The garden is mainly laid to lawn which encompasses the property which benefits from garage and large workshop. To the far side of the bungalow opening gives access to paddock area, ideal for pony.

TENURE
Freehold

MONEY LAUNDERING REGULATIONS
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

COUNCIL TAX
Band E £2833.70 2024/2025 (A reduction may be applicable for single occupancy).

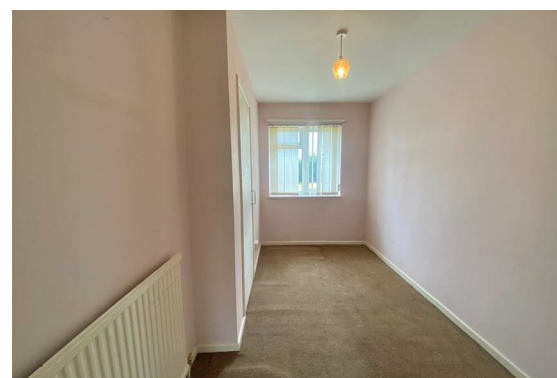
DIRECTIONS
Leave Hereford on the Commercial Road and follow this until you approach a round about where you take the third exit on to the A4103. Then take the next left on to the A465, you then continue to follow this road through Withington Marsh and will approach another round about. Take the first exit onto the A417 and continue until you see a right turning for Pencombe. Take this turning and follow the road, the property is the first entrance on the left hand side.

TO VIEW
Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

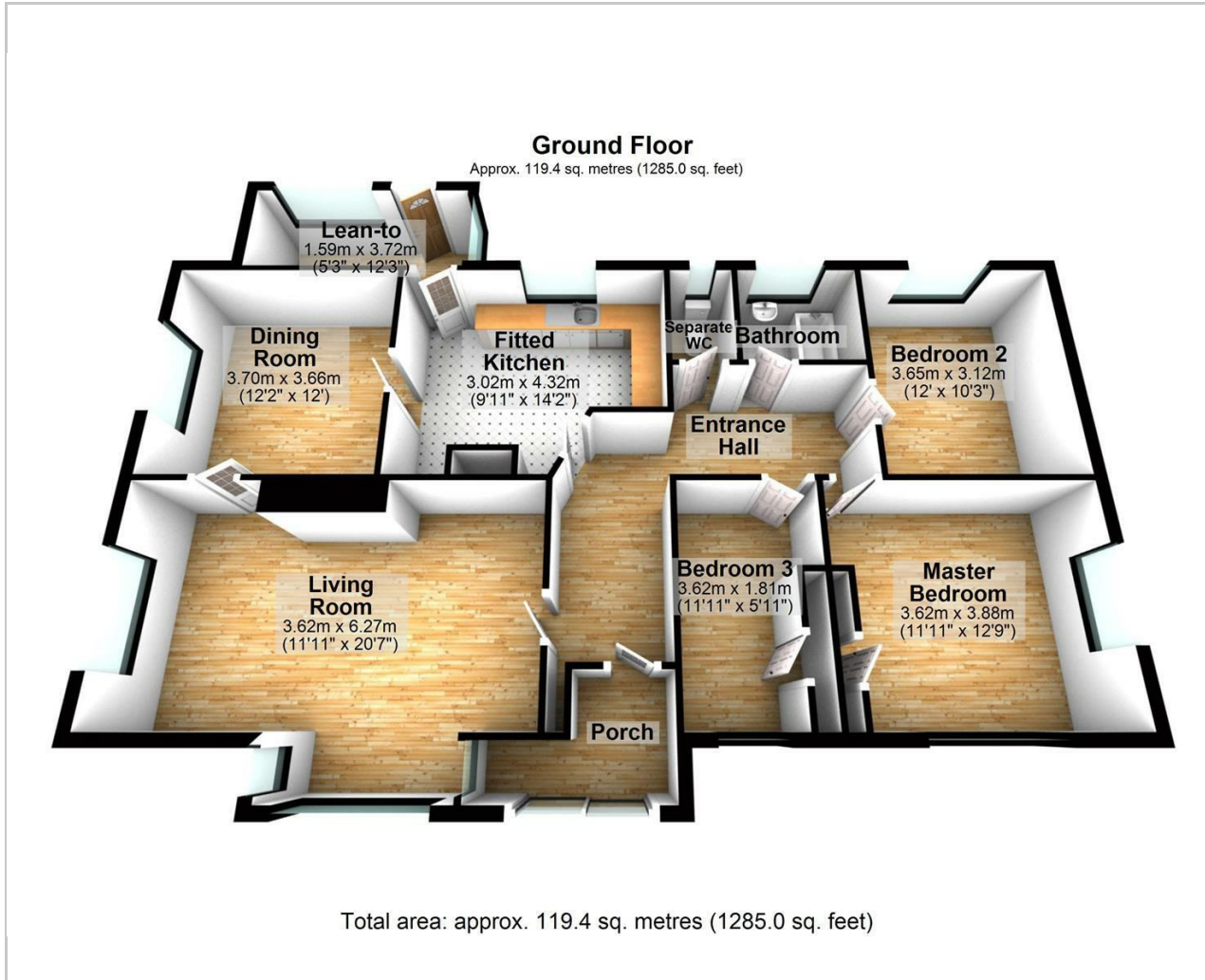
LOCAL AUTHORITY
Herefordshire Council. Tel: 01432 260000.

AGENTS NOTE
The vendor of the property is related to an employee of Trivett Hicks Estate Agents.

N.B.
None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.



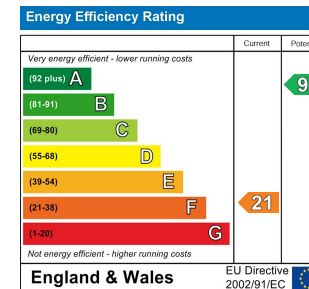
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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