

25, Hanbury Green, Shobdon, HR6 9NS
Price £365,000

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25 Hanbury Green Shobdon

A beautifully presented detached, three bedroom bungalow situated within the heart of the desirable village of Shobdon. The property has been updated and upgraded by the current vendors to create a wonderful home. There is a front and enclosed rear garden, garage, driveway parking and the property benefits from gas heating and double glazing. Viewing is recommended to appreciate this property and all it has to offer.

- Detached bungalow
- Three double bedrooms
- Gas heating, double glazing
- Countryside views to rear
- Garage, driveway parking
- Desirable village location

Material Information

Price £365,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: D

EPC: D (67)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

This well appointed detached bungalow has accommodation comprising; entrance hall, hallway, living room, kitchen/dining room, utility room, cloakroom, three bedrooms and a family shower room. The property also benefits from; gas heating, double glazing, fully enclosed rear garden, garage and ample off road parking.

Property Description

The front door opens into the entrance porch where there is space for coats and an internal door opening to the hall. You are greeted by neutral decoration which flows throughout the home. There is engineered oak flooring, the telephone and internet socket and access to the loft via a loft ladder. The living room is a lovely light room with engineered oak flooring flowing through from the hall. Dual aspect windows including patio doors allow natural light to flood the room. A fireplace with wooden mantle, slate hearth and inset multi fuel burning stove creates a cosy focal point to the room. There are two Ethernet cables to the hall, a TV aerial point and twin feed from the satellite dish. Double doors open to the kitchen/dining room which is fitted with Shaker style wall and base units with granite worktops. There is an eye level double oven and induction hob with an extractor hood above, an integrated dishwasher and stone composite 1 1/2 sink/drainers which has a window above to the garden. A door opens to the front garden. The utility room has space for a fridge freezer and plumbing for a washing machine. From here is the cloakroom fitted with a WC and basin. The hall leads to the three bedrooms. Both bedrooms one and two have windows to the front and benefit from fitted wardrobes. Bedroom three has a window to the side, engineered oak flooring and the Ethernet cable to the hall. The shower room is fitted with a walk in shower cubicle with twin-showerhead Mira shower, basin and WC. There is tiled flooring with programmable under floor heating, chrome heated towel rail and mirror with LED lighting and demister. The hall has an airing cupboard which has the Worcester Bosch combi-boiler and shelving.

Garage and parking

The garage is detached with an up and over door to the front. There is light and power connected. The driveway is block-paved and provides parking for 4/5 vehicles or a motorhome/caravan.

Garden

The front garden is laid to lawn with shrubs to the front and a mature tree. A gate to the side opens to the rear garden. The rear garden has a patio area which is ideal for al-fresco dining in the warmer months. There is a lawn which has borders stocked with flowers and shrubs creating an array of colour during the summer and encouraging wildlife. A summer house has a decked area providing seating to watch the birds come and go. There are three raised-beds for vegetables or fruit and beyond the garden are fields.

Services

Mains electricity, gas, drainage and water are connected.
Broadband and telephone 32.5 Mbps (download), 5.9 Mbps (upload)
Herefordshire Council Tax Band D

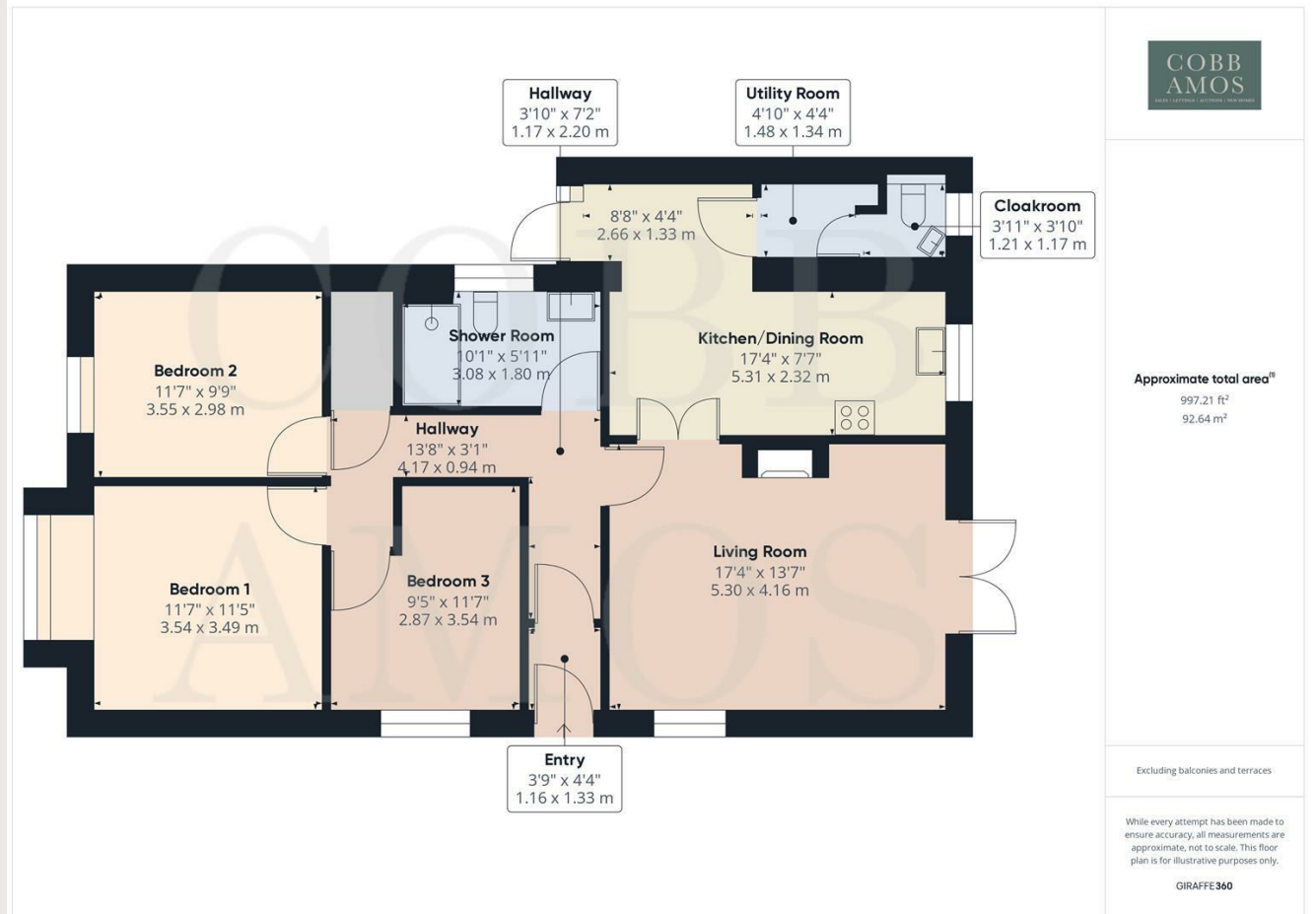
Location

The property is located in the heart of the well serviced village of Shobdon, situated in north Herefordshire surrounded by delightful rural views and within close proximity of the popular Wigmore High School. This village retains a sense of community and life, boasting a wealth of local amenities including a well stocked village shop, post office, public house, church and primary school. Shobdon lies approximately 8 miles from the market town of Leominster where additional shopping and recreational facilities can be found.

Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Directions

From Leominster proceed on the A44 towards Rhayader, at Barons Cross bear right onto the B4529 Cholstrey Road and then turn right onto the B4360 towards Kingsland. Continue on this road taking the next left turn and at the T-junction turn right onto the A4110. At Mortimers Cross crossroad turn left onto the B4362 and continue into the village of Shobdon where Hanbury Green will be found on the left hand side. Follow

