



8, Stepstile, Lyonshall, HR5 3LG  
Price £345,000

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AMOS**  
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LAND & NEW HOMES

# 8 Stepstile Lyonshall

This chain free detached true bungalow located on an attractive cul de sac in popular Lyonshall. With lovely gardens to the front and rear, as well as driveway parking and a single garage, early viewing is considered essential in order not to miss out.

- Detached Bungalow
- Village Location
- Two Bedrooms
- Landscaped Garden
- Off Road Parking & Garage
- In Need of Modernisation

## Material Information

**Price** £345,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** D

**EPC:** (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

# Awaiting Energy Performance Certificate

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.*

## Introduction

Coming to the market with no vendor chain involved is this detached true bungalow, which is offered for sale at a competitive asking price. Internally comprising Entrance Hall, Living Room, Kitchen, Utility, Two Bedrooms and Dining Room/Bedroom 3 and Bathroom. Beautiful gardens to the front and rear. Internal inspection highly recommended.

## Property Description

Entry into the hallway with the living room to the right with fireplace and window to the front. Also off the hallway are the two bedrooms, wc, shower room and dining room. Off the dining room is the kitchen and then the utility, which is also accessed through the integral garage. The utility also has a door leading to the rear garden.

## Garden

There are beautiful gardens to both the front and rear with both lawned areas and well-stocked flower beds offering an abundance of colour making the outside space at this lovely home a real feature.

## Parking & Garage

There is driveway parking to the front leading to a single integral garage with up and over door to the front and a pedestrian door into the utility.

## Services

All mains services available.  
Tenure Freehold

## Location

Located in the heart of Lyonshall, a popular Herefordshire village offering a church, village hall, children's playground and garden centre, surrounded by countryside which is ideal for walking and outdoor activities. Situated less than 3 miles from the well served town of Kington which offers an abundance of shops, sport and leisure facilities, schooling, doctors surgery and transport links. The area benefits from regular bus services to Hereford and Llandrindod Wells. From Hereford there are good rail services to London, Birmingham, Shrewsbury, Worcester, Cardiff, Manchester & Chester.

## Broadband

Standard 19 Mbps highest download 1 Mbps highest upload  
Superfast 80 Mbps highest download 20 Mbps highest upload  
Ultrafast 1000 Mbps highest download 1000 Mbps highest upload

Source: Ofcom Broadband Checker

## Mobile Indoor

Provider Voice Data  
EE Likely Likely  
Three Limited Limited  
O2 None None  
Vodafone None None

Source: Ofcom Mobile Checker

## Mobile Outdoor

Provider Voice Data  
EE Likely Likely  
Three Likely Likely  
O2 Likely Limited  
Vodafone Likely Limited

Source; Ofcom Mobile Checker

## what3words

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## DIRECTIONS

Exit Leominster via Bargates, passing Morrisons supermarket on the left, at the fork in the road turn left signed A44 Rhayader. Continue along this road, turning right signed A44 Pembridge, pass through the village of Pembridge heading towards Kington. Take the second left hand turning for Lyonshall on the A480 signed Hereford. Continue into the village taking the left turn to Stepstile, bear right where



