# The Gables Munstone Road, Hereford, HR1 1LG Guide price £475,000

















## The Gables Munstone Road, Hereford, HR1 1LG Guide price £475,000 Council Tax Band: E

A substantial city-edge home with large gardens and future potential

#### **OVERVIEW**

Tucked quietly on the northern outskirts of Hereford, The Gables offers a rare chance to secure a detached dormer bungalow in a generous plot — ideal for those seeking space, versatility and future development options (STP).

You're moments from city centre amenities, schooling, restaurants, and the station — yet surrounded by countryside walks and scenery, LOCATION making this a great fit for both convenience and lifestyle.

The property would now benefit from updating and offers an excellent canvas for modernisation, reconfiguration or extension to suit your needs.

#### **ACCOMMODATION**

Ground Floor:

Entrance hall | Spacious reception room with fireplace | Kitchen overlooking the garden, separate utility and WC | Dining room/Study/office/second downstairs bedroom | Flexible third reception room/bedroom | Ground floor shower room

### First Floor:

Two double bedrooms with eaves storage | Family bathroom and

separate shower room

#### OUTSIDE

The Gables sits back from the road with a private driveway and detached garage. The large gardens are mostly lawned, fully enclosed and ideal for families, keen gardeners or potential development, subject to consents.

- 5 mins to Hereford city centre, station, hospital and schools
- Ouick access to Worcester Road and the A4103
- Surrounded by open countryside great walking from the doorstep
- Nearby bus routes, supermarkets and medical facilities

#### **FURTHER INFORMATION**

EPC: Rated C - Potential B

Council Tax Band: E £2914.53 current year

Tenure: Freehold

Services: Mains gas, electricity and water





























#### Munstone Road, Hereford, HR1

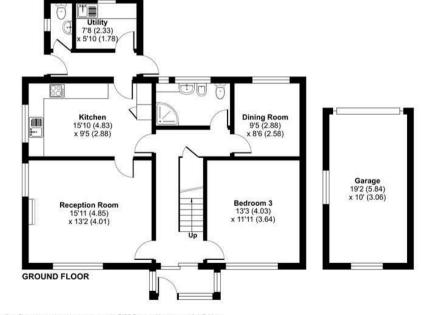
Approximate Area = 1503 sq ft / 139.6 sq m Limited Use Area(s) = 242 sq ft / 22.4 sq m Garage = 192 sq ft / 17.8 sq m Total = 1937 sq ft / 179.8 sq m











Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

2002/91/EC

**Energy Efficiency Rating** 

**England & Wales** 

Floor plan produced in accordance with RiCS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Character & Country. REF:1267611



PROPERTY SPECIALISTS

- Detached 3-bedroom dormer bungalow
- Approx. 1,503 sq ft of internal space (plus 192 sq ft garage)
- Flexible layout with scope for 3 reception rooms or ground floor bedroom with shower room
- Two first floor bedrooms both with eaves storage, bathroom and shower room
- Detached garage, private driveway, and large mature plot
- Edge of city location: easy access to Worcester Road, Hereford centre, station & schools
- Countryside walks in minutes ideal for dog owners and families
- Potential to create an annexe or additional dwelling (STP)
- EPC rating C (potential to improve to B) with mains gas central heating and double glazing throughout
- No onward chain

5 Bridge Street Hereford Herefordshire HR4 9DF 01432 278278

hereford@characterandcountry.co.uk www.characterandcountry.co.uk