

for sale

£325,000



## Gilberts Wood Ewyas Harold Hereford HR2 0JL

A spacious three-bedroom detached bungalow nestled in a quaint village setting, occupying an elevated position and enjoying views from the front aspect conservatory. As you approach, a well-maintained garden frames the property. The bungalow itself boasts ample living space, with large windows inviting natural light. While the property retains its original character, there is potential for modernisation and updates throughout.

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## Entrance Hall

A large reception area with doors giving access to all rooms, a ceiling light point and central heating radiator.

## Kitchen / Diner

16' 6" x 9' 11" ( 5.03m x 3.02m )

Matching wall and base units with roll top work surfaces, one bowl sink and drainer with splash back tiling, integrated appliances include oven, grill and hob with space and plumbing for further under counter appliances such as washing machine, fridge and freezer. With double glazed windows to the front and rear, two ceiling light points and a central heating radiator.

## Lounge

15' 7" x 14' 1" ( 4.75m x 4.29m )

Electric fireplace with brick feature surround, ceiling light point, two wall light points and double glazed sliding doors giving access to the conservatory.

## Conservatory

7' 10" x 9' 10" ( 2.39m x 3.00m )

Benefiting from an elevated position, with double glazed windows surrounding and a sliding door providing access into the front garden.

## Bedroom One

10' 4" x 15' 9" ( 3.15m x 4.80m )

Ceiling light point, central heating radiator, double glazed windows to front and side, fitted wardrobes, built in storage cupboard and door to en suite.

## En Suite

Wash hand basin, low level w/c, shower cubicle with splash back tiling, ceiling light point, double glazed obscure window to front and central heating radiator.

## Bedroom Two

10' 1" x 11' ( 3.07m x 3.35m )

Double glazed window to side, ceiling light point, central heating radiator and fitted wardrobes.



### Bedroom Three

7' 5" x 8' 9" + Recess ( 2.26m x 2.67m + Recess )

Double glazed window to side, central heating radiator and ceiling light point.

### Bathroom

Low level w/c, wash hand basin, bath with shower overhead, double glazed obscure window and ceiling light point.

### Garage

18' x 10' 6" ( 5.49m x 3.20m )

Electric roller door to front, power and lighting through out and overhead storage space.

### Garden

A charming wrap-around garden surrounded by classic picket fencing, embracing a lush green lawn that stretches around the perimeter.





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**E [hereford@connells.co.uk](mailto:hereford@connells.co.uk)**

23 King Street  
HEREFORD HR4 9BX

Property Ref: HER314622 - 0007

**Tenure:** Freehold

**EPC Rating:** E

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