



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

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Set amidst the beautiful countryside of east Herefordshire within easy walking distance of the Spar shop and fuel station at Newtown crossroads. About 8 Hereford and 9 Bromyard, 8 Ledbury.

A Spacious Detached Bungalow with Oil Fired Central Heating and Double Glazing Being the Ideal Subject for Improvement. Set in Good Sized Gardens which Have Potential, Parking and Integral Garage.

**GREENGARTH
LOWER EGGLETON
LEDBURY
HR8 2TZ**



Comprising

Inset Porch, Hall and Passage, 20' Through Lounge, 18' Dining Kitchen, Utility, Cloakroom, Two Double Bedrooms, Bathroom, Integral Garage and Parking. EPC – D

Fixed Price: £250,000

Greengarth, Lower Eggleton, LEDBURY HR8 2TZ

GREENGARTH



is a spacious detached bungalow with oil central heating providing an opportunity to improve the property inside and out. The bungalow has a 20ft through lounge, 18' fitted kitchen / diner, two large double bedrooms and an integral garage ideal for including in the accommodation (subject to necessary permissions).

Outside there is a tarmac parking / turning area with gardens surrounding the bungalow having lawns, shrubs, fruit trees, borders and an aluminium frame greenhouse. The property is set amidst beautiful east Herefordshire countryside just a short distance from the Spar shop and fuel station at Newtown. It is approx 8 miles from Hereford, 9 Bromyard, 8 Ledbury and 12 the M50.

The accommodation, with approximate measurements, comprises:-

INSET PORCH with quarry tile floor and glazed front door with side panel to

RECEPTION HALL & PASSAGE Radiator, central heating thermostat.

AIRING CUPBOARD Insulated hot water cylinder with immersion heater and shelving.

THROUGH LOUNGE (20'3" x 12'8")



Brick fireplace with quarry tiled hearth housing a multi-fuel stove, two radiators,



two wall lights, cornice, windows to front and side, sliding patio door to rear garden.

KITCHEN / DINING ROOM (18'0" x 10'8")



Range of base and wall units with light oak fronts of cupboards and drawers, integral eye level double oven, space for fridge, work surface with tiled splash back, inset 1.5 bowl sink and mixer tap, inset 4-ring hob with extractor over. Tiled floor, window to rear and glazed door to utility.



The peninsular unit separates the Dining Area – radiator, window to rear and glazed door to passage.

UTILITY ROOM (9'11" x 7'1")



Base and wall units to one wall with space and plumbing for washing machine, work surface with tiled splash back and inset stainless steel sink. Tiled floor, radiator, shelf, window to side, inset passage to rear door and to the side a

CLOAKROOM with WC, hand basin, tiled floor, radiator, shelf and window.

Off the passage is

BEDROOM 1 (17'6" x 10'1") Radiator, window to front.

BEDROOM 2 (13'11" x 10'1") Radiator and window to front.

BATHROOM



Suite of panelled bath, hand basin and WC. Half tiled walls, radiator, shaver point and window.

INTEGRAL GARAGE (16'5" x 9'6") with up and over door, concrete floor, light, power point, oil fired boiler and window.

OUTSIDE

From the road a tarmac splay to opening with brick pillars each side. Tarmac **CAR PARKING AND TURNING AREA** to the garage and the front door.

THE FRONT AND SIDE GARDENS



These are bounded by hedges and include shaped lawns, ornamental and fruit trees roses and borders of shrubs. A door through a brick wall leads to a side area of tarmac, low brick wall and the oil tank.

THE REAR GARDEN



This has a southerly aspect being bounded by lap fences in concrete uprights and old lap fencing. Paved path, with border, paved patio and lawn. Aluminium frame greenhouse and timber garden shed.

SERVICES

Mains electricity and water. Private drainage.

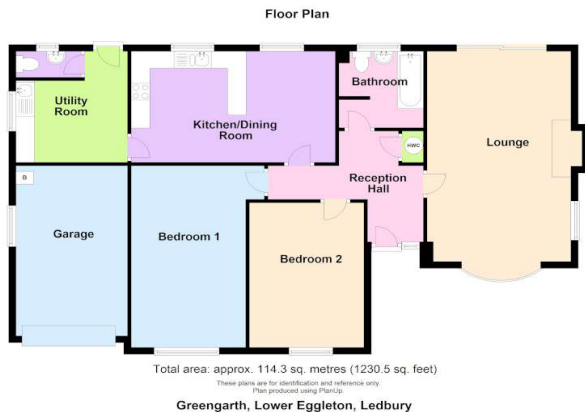
COUNCIL TAX - E

DIRECTIONS

The property is on the side of the A417 Leominster to Gloucester road about 150 yards Leominster side of Newtown Crossroads, the junction with the A4103 Hereford to Worcester road.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003199

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.