



8 PEAR TREE CLOSE

LITTLE DEWCHURCH, HEREFORD HR2 8FL

£435,000
FREEHOLD

Occupying a peaceful cul-de-sac position in this popular village location, an impressive two bedroom detached bungalow offering ideal retirement accommodation. The property which is offered for sale with no onward chain has the added benefit of underfloor air source heating, luxury kitchen and bathroom, easy to maintain gardens, ample off road parking and we recommend an internal inspection.



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- Popular village location
- Impressive 2 bedroom detached bungalow
- Luxury fitted kitchen & bathroom
- Easy to maintain gardens
- Ideal for retirement
- No onward chain



Recessed Entrance Porch

With outside light and entrance door through to

Spacious Reception Hall

With tiled floor, recessed spotlighting, store cupboards, large access hatch to the loft space with pull down ladder and door to the

Large Lounge

An impressive, light and airy room with fitted carpet, double glazed windows to the front and side aspects with vertical blinds, TV aerial and telephone points, double glazed double French doors with vertical blinds opening on to the front patio.

Luxury Kitchen/Dining Room

Kitchen Area - with an extensive range of wall and base cupboards, ample granite work surfaces with splashbacks, sink with "pot wash" style mixer tap, double glazed windows to the front and side aspects with roller blinds, recessed spotlighting, under cupboard lighting, tiled floor, a range of integrated appliances including a double oven, microwave, fridge/freezer, dishwasher and induction hob with extractor hood over.

Dining Area - with tiled floor, recessed spotlighting, double glazed windows to the side and rear with roller blinds.

Utility Room

With a single drainer sink unit with "pot wash" style

mixer tap, a range of wall and base cupboards, work surfaces with splash backs, tiled floor, space and plumbing for a washing machine, double glazed window and door to the rear patio and garden.

Bedroom 1

With fitted carpet, built in double wardrobe and double glazed windows to the side and rear with roller blind.

Bedroom 2

With fitted carpet, built in double wardrobe, double glazed window to the rear with roller blind

Luxury Bathroom

With a suite comprising a bath with hand grips, low flush WC, vanity wash hand basin with storage below and a mirror with a light over, ladder style towel rail/radiator, double glazed window, tiled floor and wall surround for easy maintenance, extractor fan and a large double walk in shower with hand grips and rainwater style shower head.

Outside

To the rear of the property there are paved patio areas with the remainder of the garden laid to lawn, bordered by flowers and shrubs and all enclosed by high fencing to maintain privacy. There is a useful timber garden shed and access to the rear can be gained via both sides of the property.

To the front there is an attractive lawned garden bordered by hedging with a paved patio area providing the perfect entertaining space.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band 'E' - £2,993 for 2025/2026

Water and drainage rates are payable.

Directions

Proceed south out of Hereford on the A49 Ross Road then turn right as signposted to Wormelow on entering turn right to Much Dewchurch. Proceed through the village and Pear Tree Close is on your left hand side.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

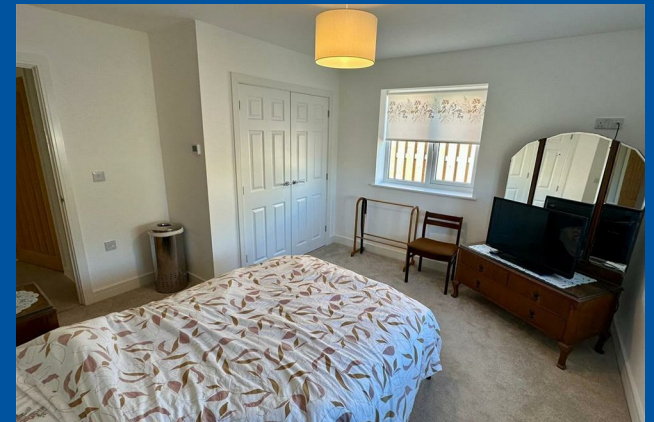
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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Total area: approx. 110.7 sq. metres (1191.4 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: B Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

