



## LITTLE ORCHARD TUMP LANE

MUCH BIRCH, HEREFORD HR2 8HP

£465,000  
FREEHOLD

A superb detached bungalow situated within the popular village of Much Birch. Within the village there is a Church, pub, primary school and doctors surgery with a nearby shop in Wormelow (1 mile). The property has 3 double bedrooms, oil central heating, double glazing, double garage, utility room, very large gardens with fantastic views towards open countryside and ample parking for motor home, caravan etc. Viewing is advised.





# LITTLE ORCHARD TUMP LANE

- Double garage • Close to local amenities • 1/3 of an acre plot • Convenient village location • 3 Double bedrooms • Oil central heating, double glazing • Ample off-road parking • Substantial detached bungalow



## Full Description

A superb detached bungalow situated within the popular village of Much Birch. Within the village there is a Church, pub, primary school and doctors surgery with a nearby shop in Wormelow (1 mile). The property has 3 double bedrooms, oil central heating, double glazing, double garage, utility room, very large gardens with fantastic views towards open countryside and ample parking for motor home, caravan etc. Viewing is advised.

## Large Entrance Porch/Conservatory

With tiled floor and door into the

## Reception Hall

Hatch to roof space, alarm control panel, radiator.

## Lounge

Window to the front, radiator, feature stone fireplace surround, two corner store cupboards and shelving and a wide archway into the

## Dining Room

Radiator, window to rear.

## Kitchen/Breakfast Room

Fitted with matching wooden fronted base and wall mounted units with worksurfaces and tiled splashbacks, space for electric oven, 1½ bowl sink unit, plumbing for dishwasher, tiled floor, extractor hood, window to rear and door to the

## Rear Entrance Lobby

Tiled floor, storage area, door to rear garden, door to garage and door to the

## Cloakroom

With WC, wash hand-basin, radiator, window.

## Outside

The property stands in large gardens which are enclosed by fencing and hedging and to the front there is vehicular access to a gravelled driveway/parking area with DOUBLE GARAGE with electric up-and-over door, two windows, storage cupboard, light and power. There is a separate vehicular entrance to the front to the lawn and there are also paved patio areas and side access with a vegetable garden, store sheds and greenhouse. To the rear there is a further lawned garden with ornamental fruit trees. Oil storage tank and an external oil central heating boiler.

## Utility Room

With wash hand-basin, storage cupboards, tiled floor, radiator, extractor fan.

## Bedroom 1

Radiator, fitted wardrobe, window to front.

## Bedroom 2

Fitted wardrobe, radiator, windows to side.

## Bedroom 3

With a sink unit and cupboards under and over, wall mounted mirror, radiator, window to rear.

## Shower Room

Comprising double width shower cubicle with mains fitment, wash hand-basin with storage cupboards, WC, radiator, shower boarded walls, ladder style radiator, extractor fan, window to rear.

### Large Attic

With ladder and light and space for conversion to further accommodation (subject to the necessary consent).

### General Information

ServicesMains water, drainage and electricity are connected. Telephone (subject to transfer regulations). Oil-fired central heating.

### Tenure & Possession

Freehold - vacant possession on completion.

### Outgoings

Council tax band 'E' - payable 24/25 - £2769.73Water - rates are payable.

### Viewing

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

### Directions

From Hereford proceed south on the A49 towards Ross-on-Wye and continue into Much Birch and turn right as signposted Wormelow and then the entrance to the property is on the right-hand side after a short distance.

### Opening Hours

Monday - Friday 9.00 am - 5.30 pmSaturday 9.00 am - 2.00 pm

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### Opening Hours

Monday - Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 1.00 pm

### Money Laundering

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

## LITTLE ORCHARD TUMP LANE





Total area: approx. 169.3 sq. metres (1822.4 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

**Little Orchard, Tump Lane, Much Birch, Hereford**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: D    Council Tax Band:**

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

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