



Bundaberg, The Marsh, Weobley, Herefordshire HR4 8RR



Sunderlands
Residential Rural Commercial

**Bundaberg
The Marsh
Weobley
Herefordshire
HR4 8RR**

Summary of features

- Detached 3 bedroom house
- Sought after location
- Renovation
- Outbuildings
- No onward chain
- 2 acres of ground
- Informal tender date Wednesday 24th July by 12, noon.

**Informal Guide
Price £450,000**

Description

Welcome to The Marsh, Weobley, Hereford - a charming property with great potential! This delightful 3-bedroom detached house is situated in a sought-after location, offering a wonderful opportunity for those looking to create their dream home. Although the property is in need of updating, it presents a fantastic chance to put your own stamp on it and transform it into a beautiful living space. With outbuildings and acreage included, there is plenty of room for expansion and development. Located in the picturesque area of Weobley, Hereford, this property offers a peaceful and idyllic setting for you to enjoy. Don't miss out on the chance to make this house your own and create the perfect home in this desirable location.

Situation

Weobley is one of the most sought after and picturesque villages in Herefordshire. The village has a thriving community and is especially popular with tourists and walkers in the summer months. Weobley has a wealth of local amenities including shops, post office, greengrocers, hardware store, convenience store, hairdressers, butchers, deli, cafes, restaurants and pubs, dentist and Doctor's surgeries plus primary and secondary schooling and a modern village hall with lots of activities. The village is located approximately 9 miles from the market town of Leominster and 11 miles from the city of Hereford.

Accommodation

The accommodation comprises: Entrance Hall, Living room, Dining room, Kitchen, Store room, 3 double bedrooms and family bathroom.

Entrance Hall

Which gives access to all principal ground floor rooms and stairs rise to the first floor landing.

Living Room

Located at the front of the property, with three windows looking out over the grounds and electric central fireplace with surround.

Dining Room

With a window overlooking the side of the property and door leading out.

Kitchen

With base units and space for freestanding oven and additional white goods. Two windows either side of the kitchen look out onto the gardens.

Storeroom

Conveniently positioned off the kitchen and can be utilized in various ways.

First Floor

Bedroom One

Located at the front of the property and is a generous size.

Bedroom Two

A double bedroom with window to the side of the property.

Bedroom Three

To the rear of the property, a double bedroom and two windows overlooking the grounds.

Family Bathroom

Fitted with a three-piece suit which includes bathroom, WC and wash hand basin.







Outside:

The property is approached via the Weobley Marsh common and gives access around the entire property. The formal gardens are primarily to the side and rear of the property. There is plenty of trees and hedging creating a natural boundary and a beautiful stream runs at the back of the grounds. The adjoining paddock can be accessed via the common or the rear of the property and extends to approximately 1 acre. The outbuildings, garage and stables provide additional storage space or can be used in various ways to suit a buyer's needs.

Services:

Mains electricity and water are connected to the property.

Private drainage.

Herefordshire council tax band – E

Tenure:

Freehold.

Mode of sale:

The property is for sale by Informal Tender. The Vendor will reserve the right not to accept the highest or any offer. The Vendor reserves the right to accept an offer prior to the Tender date. All Tenders must be completed on the Agents Informal Tender document only. All details must be completed and signed. The Tender document must be sealed in an envelope marked 'Tender for Bundaberg, The Marsh, Weobley, Herefordshire, HR4 8RR and addressed to 'Alex Evans, Sunderlands LLP, Offa House, St Peters Square, Hereford, HR1 2PQ'. The Tender document must be received by Wednesday 24th July 2024 no later than noon.

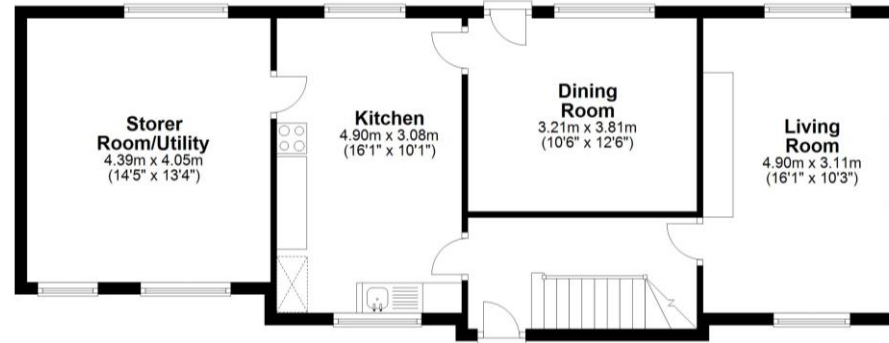


Directions:

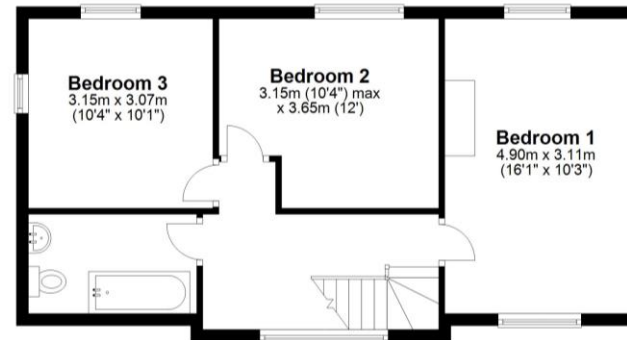
From the city of Hereford proceed west along Whitecross Road and at the roundabout take the third exit into Three Elms Road. Proceed to the traffic lights and turn left and then take the right hand turning signposted Weobley. Continue for approximately 7 miles and turn right signposted Ledgemoor and continue on this road in the direction of Ledgemoor for one mile. Bundaberg will be identified on the right hand side by the agents for sale board.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | 17 G | |

Ground Floor
Approx. 69.2 sq. metres (744.5 sq. feet)



First Floor
Approx. 50.2 sq. metres (540.1 sq. feet)



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