



Avonlea, Court Farm, Little Dewchurch, Hereford HR2 6PN





**Avonlea,
Court Farm,
Little Dewchurch,
Herefordshire
HR2 6PN**

Summary of features

- Detached 3 bed bungalow
- Rural setting off country lane
- Garage and surrounding gardens
- No ongoing chain

Asking price £379,995

Situation:

The property is set off a country lane in the Village of Little Dewchurch and about 100 metres or so from the church and primary school. The village also has a pub, active village hall, a bus service to Ross and Hereford and there are some delightful walks around the surrounding countryside.

Description:

A brick built 1980's detached bungalow set in a small close of three similar properties in this popular village in south Herefordshire. The property is oil-fired central heated and double glazed and offers ideal accommodation for retirement, briefly comprising; Porch, central Reception Hall, Living Room, Kitchen/Diner, 3 double Bedrooms and Wet Room. There are surrounding gardens, parking area and good sized single Garage.

Accommodation:

A double glazed front door leads to –

Enclosed Porch

With fitted cupboard housing oil-fired central heating boiler.

Reception Hall

With radiator.

Living Room

Having double doors from the Hall, fireplace with fitted electric fire, double glazed sliding door, double glazed window, door through to –

Kitchen/Diner

Having a range of Oak fronted units to both base and eye level, work surface area with inset 1½ bowl sink, four ring hob with oven under, tall cupboard with fitted fridge, double glazed window and door to Hall.

Bedroom 1

Having double glazed window and radiator.

Bedroom 2

Double glazed window to rear, radiator and fitted wardrobes.

Bedroom 3

Fitted wardrobes, radiator and double glazed window.

Wet Room

Having shower, WC low flush suite, pedestal wash hand basin, radiator and double glazed window.

Outside:

To the front there is a gravelled and paved area providing parking and in turn leads to the detached **Garage (6.13m x 3.73m)** with up and over door, pitched roof, window, pedestrian door, power and light.

The lawns to the property extend to either side with path and steps up to a further lawn area with Cherry tree and all being pleasantly private. Oil tank.

Services:

Mains electricity, water and drainage, fibre broadband, oil-fired central heating.

Tenure:

Freehold.

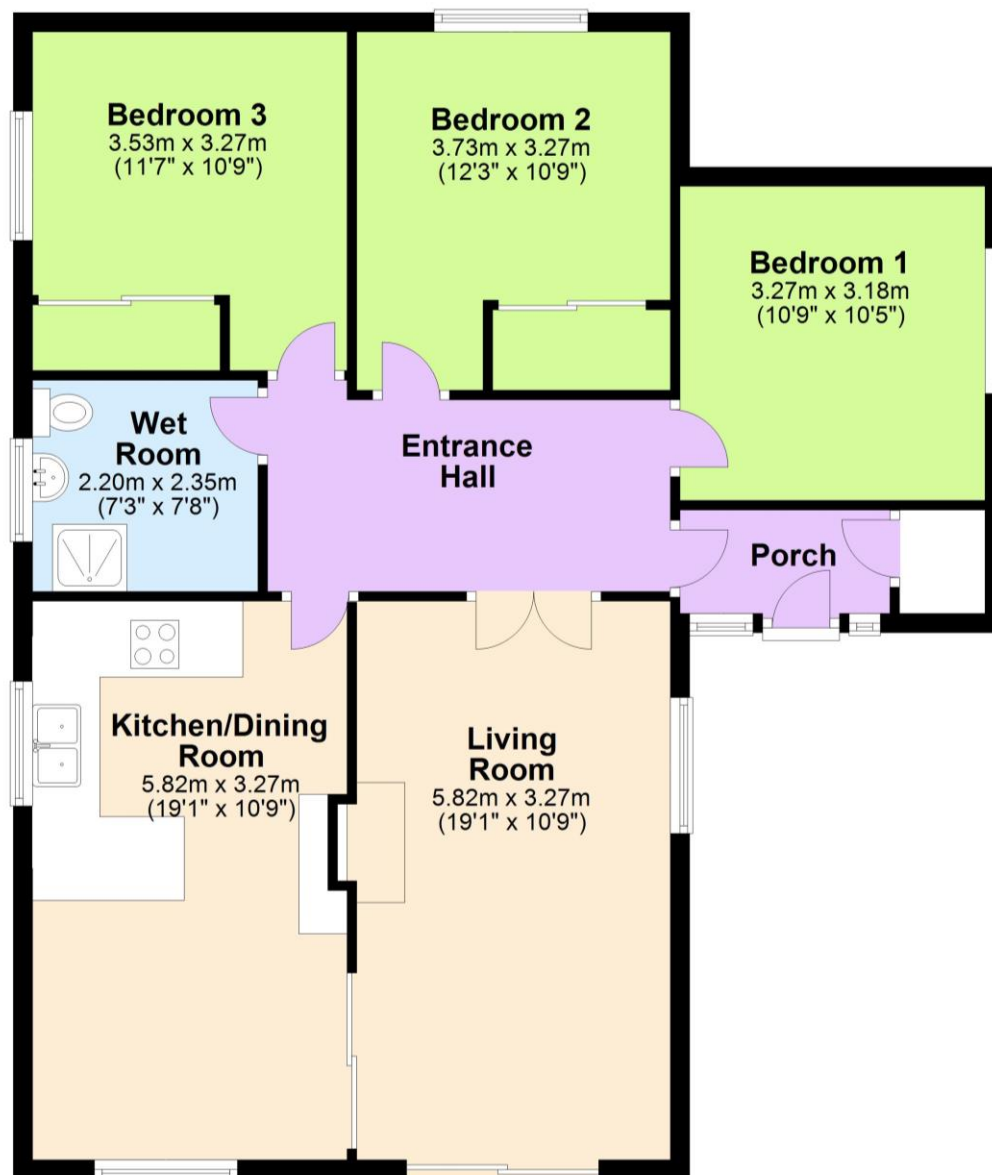
Directions:

Leave Hereford south going over the new bridge and staying on the A49 until reaching the traffic lights at the Broadleys Pub. Turn left onto Holme Lacy Road and at the next mini roundabout turn right (signposted Little Dewchurch). Follow the country lane to the Village of Little Dewchurch. Take the right turn in the village past the school and over the bank heading toward the church. On the right hand side is a private drive (signposted Court Farm) and the bungalow will be seen first on the right.





Ground Floor



Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

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