



Wyoming, Shelwick, HEREFORD, HR1 3AL



**Sunderlands**  
Residential Rural Commercial





# Sunderlands

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**Wyoming  
Shelwick  
HEREFORD  
HR1 3AL**

## Summary of Features

- Detached good size bungalow
- Sought after village north of Hereford
- Surrounding gardens
- Excellent parking and car port.
- Four bedrooms, two reception rooms.

**Asking Price £525,000**

Set in this much sought after village just a couple of miles north of Hereford city, a detached retirement or family bungalow having the ease of accommodation all on one floor. This well presented bungalow is oil central heated along with log burners, has double glazed windows, having a modern kitchen and bathroom suites. The main reception room is particularly of good size with double doors opening to the sun terrace. There is a wide parking area for a number of cars, car port with adjoining room which could be utility/recreational room and surrounding gardens with sun terrace.

### **Situation**

Shelwick lies approximately two miles north of Hereford, a sought after village with countryside walks and ease of access to the city facilities.

Accommodation in more detail as follows:

### **Double glazed front door**

Leads to -

### **Reception Area**

With door through to Reception Hall with wood effect flooring and two radiators.

### **Bedroom Two**

Having two double glazed windows, radiator and wood paneling.

### **Dining Room**

With radiator, alcove shelving and arch through to -

### **Living Room**

Being of good size, with log burning stove and fireplace with flagstone hearth, exposed brick walling, two double glazed windows, three radiators and double glazed patio doors out to terrace.

### **Bedroom Three**

Having fireplace with inset wood burning stove, timber mantle over, double glazed window and radiator.

### **Bedroom Four**

With radiator and double glazed window.

### **Bathroom**

Recently replaced with stand alone bath, shower cubicle, WC low flush suite, twin sinks with cupboards under, ladder radiator and double glazed window.

### **Bedroom One**

Having double glazed windows and radiator.

### **Kitchen/Breakfast Room**

Range of modern units to both base and eye level, with wood surfaces inset stainless sink and drainer unit, built in breakfast bar, double oven with four ring electric induction hob with extractor over, radiator, fridge space, door to rear, two double glazed windows, fitted oil central heating boiler.

Door to outside.

### **Outside**

Double gates open to a stone chipped parking/turning area for a number of cars and also gives access to the car port measuring 5.56 x 4m to the side of which is a useful room currently used a 'chill out' room with built in bar with stainless steel worktop, power and light. This could also be converted to form a Utility. The gardens extend to either side of the property being either hedged or fenced and on the south side of the bungalow, a raised sun terrace with a glazed and metal balustrade. There is also a mock well and large garden shed measuring 4.7 x 4.27m.

### **Services**

Mains, water, drainage and electricity.

Council Tax - C

### **Tenure**

Freehold.











## Directions

Leave Hereford north over Aylestone Hill to the roundabout joining the A4103 (Worcester Road), proceed straight over following the signs to Shelwick and Sutton St Nicholas and after about a mile take the left turn into Shelwick village. Proceed under the railway bridge and take the first turning right where the bungalow will be seen immediately on the right as denoted by the Agents 'For Sale' sign.

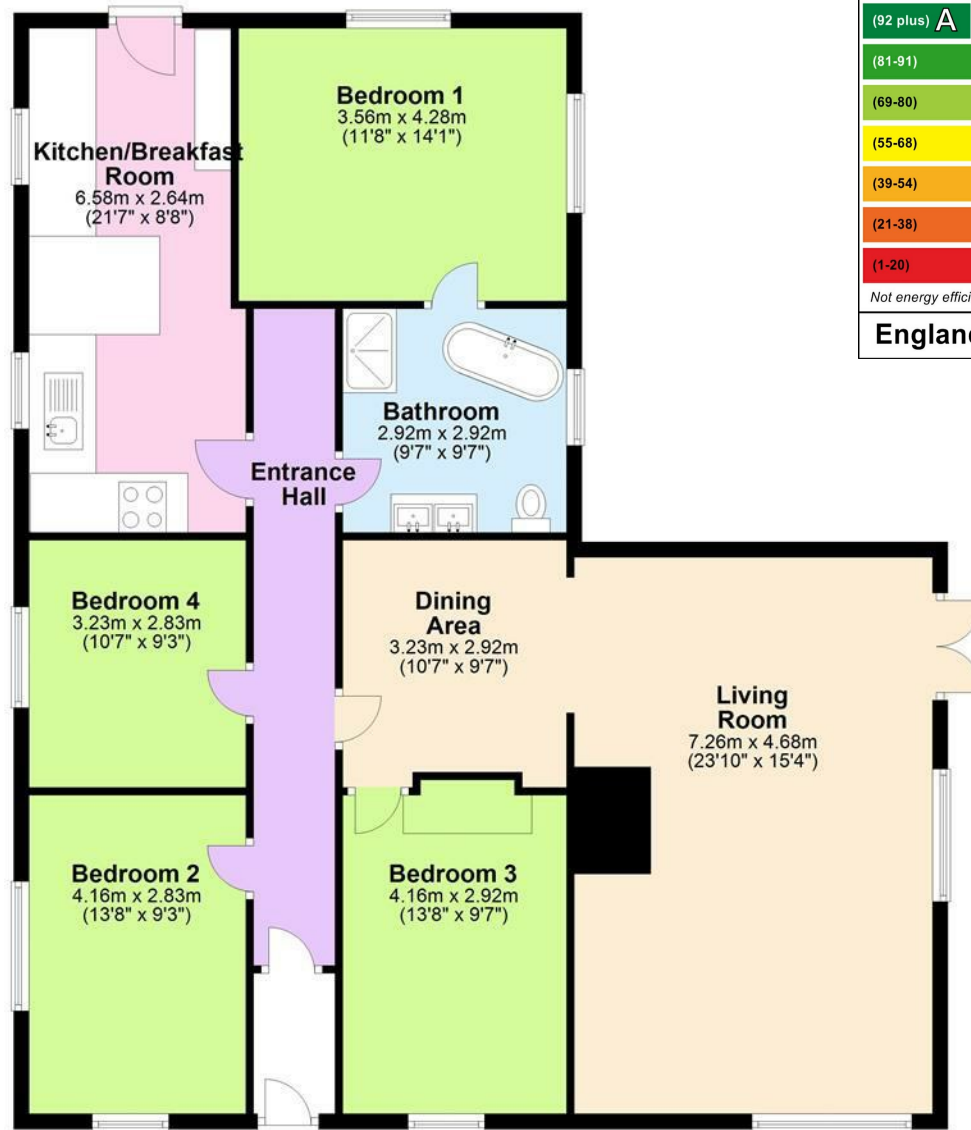






## Ground Floor

Approx. 134.2 sq. metres (1444.1 sq. feet)



Total area: approx. 134.2 sq. metres (1444.1 sq. feet)

Wyoming, Shelwick, 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>		
(55-68) <b>D</b>		
(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	

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.