



## Hurstley Much Birch, £385,000

- Council Tax Band - D
- Closest Towns; Monmouth, Ross and Hereford
- Popular village with Primary School and Pub
- Potential for modernisation
- Established gardens, driveway parking
- EPC Rating: E



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## About the property

Available with no onward chain. Substantial dormer bungalow with established well stocked gardens, extensive driveway parking to front. Offering potential for modernisation. Conveniently situated just off the A49 Ross/Hereford road, with village Pub, Primary School and excellent Doctors Surgery.

Conveniently situated between Ross-on-Wye and Hereford, within the popular village of Much Birch. Occupying an attractive sized plot, just off Hollybush Lane. Delightful established lawned gardens with mature trees and shrubs, to the rear, there is a paved seating area and paths which meander through the tiered rockery area and flow around to the front side Kitchen garden area. Alongside is the extensive driveway parking. The individual dormer bungalow has remained in the same family for some 35 years and will no doubt provide another enjoyable chapter for the future owner. Offering well-proportioned accommodation, with potential to renovate or possibly consider the opportunity of extending, subject to any necessary planning requirements and building regulations. Internally the accommodation offers, Entrance Hall, Cloakroom, Sitting Room, Bedroom 3/Study, Kitchen with Dining Area and door through to extensive glazed garden room. Ground floor Bedroom suite with corner shower cubicle in dressing area with door to rear garden. On the first floor, is the main Bedroom and across the landing is the fitted Bathroom. Along with the electric storage heaters, there is a Gas boiler and Solar roof panel which subsidises the hot water system.







## Accommodation

### Sitting Room

15' 7" x 12' 8" (4.75m x 3.86m)

### Kitchen / Dining Area

15' 9" x 7' 7" extending to 15' 5" (4.80m x 2.31m extending to 4.70m)

### Conservatory

17' 3" x 7' 6" (5.26m x 2.29m)

### Cloakroom

### Bedroom Two

9' 2" x 8' 9" (2.79m x 2.67m)

### Dressing Room Area

10' x 7' 9" (3.05m x 2.36m)

### Study / Bedroom 3

11' 9" Max inc Wardrobe x 9' 9" (3.58m Max inc Wardrobe x 2.97m)

### First Floor

### Bedroom One

11' 9" x 9' 8" (3.58m x 2.95m)

### Bathroom

### Outhouse

8' x 7' 2" extending to 9' 7" (2.44m x 2.18m extending to 2.92m)

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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