



12 Bells Orchard, Almeley, Hereford, Hfds, HR3 6NE



**12 Bells Orchard
Almeley
Hereford
Herefordshire
HR3 6NE**

Summary of features:-

- A detached bungalow
 - Quiet residential area
 - Found in a popular rural village
- With parking, garage and garden

**Kington 6 miles
Hay-on-Wye 12½ miles
Hereford 16½ miles**

Description

No.12 Bells Orchard is a modern, detached bungalow found in a popular village in rural Herefordshire.

Situation

Situated in an area which is well known for its naturally beautiful surrounding countryside, the village of Almeley offers facilities including a primary school, a public house incorporating a village store, a church, a village hall and a sports ground. Further facilities are located approx 2 miles away in the picturesque village of Eardisley, which is a very attractive village forming part of the "Black and White Trail". The village has a general store, post office, primary school, 2 public houses, church, village hall and hairdressers. The market town of Kington is found 7 miles away with a good range of services and facilities including a medical centre, independent shops, a secondary school, hotels, cafes and restaurants etc. The nearest train station can be found in Hereford.

The Accommodation

Entered through the side porch there is a door that leads straight through to the rear garden. The kitchen offers a range of wall and base units, a free standing cooker, stainless steel 1½ bowl sink and a window to the front. Also in the kitchen there is an airing cupboard with a hot water cylinder and a separate door leading to the cloakroom with W.C, wash-hand basin and a window.

A doorway leads through into the sitting / dining room where there is fitted feature fireplace, a window to the front and a sliding door.

A door leads through to the inner corridor where immediately on the left is the bathroom which features a panel bath with shower over, wash-hand basin, close-coupled W.C and a window. There are two double bedroom, the main bedroom having fitted wardrobe, and a single bedroom which leads through to a workshop / utility room with a door to the outside and a door to the single garage.

Outside

The property is approached from the village lane into the development and on to the property's own driveway with access directly to the garage which has an up-and-over door.

To the front there is a pleasant garden with part lawn and part floral borders. To the rear there is a patio, garden shed and a level lawn surrounded by hedges.

Services

We are advised that the property is connected to mains water, mains electricity, mains drainage and electric wall-mounted heaters. Please note the services or service installations have not been tested.

Tenure

Freehold with vacant possession upon completion.

Council Tax Band

Herefordshire County Council Band "D".

Directions

From Hay-on-Wye, proceed to Clyro on the B4351 and on reaching the village turn right onto the A438 signposted towards Hereford.

Continue along this road passing through Bronydd, Whitney-on-Wye, Winforton and Willersley and at the T-junction turn left, signposted to Kington, onto the A4111. Follow the road through the village of Eardisley and just opposite the Tram Inn public house turn right, signposted to Almeley. Continue on this road for approximately 2 miles, at the T-junction, turn right and proceed into the village. At the junction by the church, turn left up the hill and just before the public house turn right into Bells Orchard and proceed along the road, bearing left and the property will be found on the left-hand side as indicated by the agents for sale board.

What3words: //printing.purse.giant

Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.

Contact tel: 01497 822522

Office opening hours:

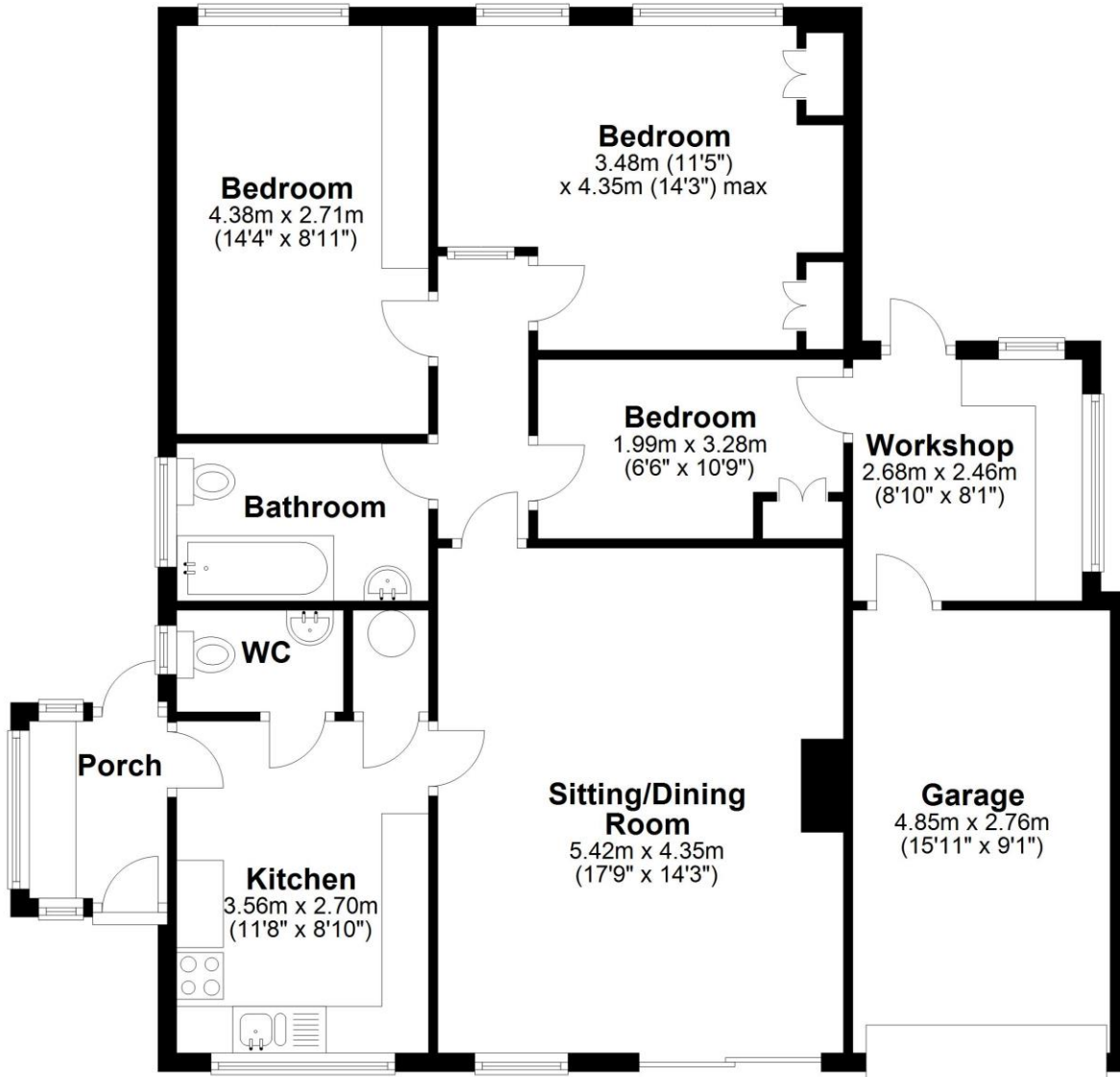
Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

Harry Aldrich-Blake 07717 410757



12 Bells Orchard



Total area: approx. 102.8 sq. metres (1106.5 sq. feet)

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

Viewing by appointment through Sunderlands

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822522

Email: hay@sunderlands.co.uk

Out of hours contact: Harry Aldrich-Blake 07717 410757

Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356161

Email: hereford@sunderlands.co.uk

www.sunderlands.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.