



1 Lower Bazley, Peterchurch, Hereford, HR2 0RG



Sunderlands
Residential Rural Commercial



**1 Lower Bazley
Peterchurch
Hereford
Herefordshire
HR2 0RG**

Summary of features:-

- A modern end of terrace house
- Three bedrooms
- Extended ground floor
- Found in a popular Golden Valley village
- Guide Price £225,000

**Hay-on-Wye 10 miles
Hereford 13 miles
Abergavenny 21 miles**

Description

1 Lower Bazley is a modern end of terrace house offering three bed accommodation with a ground floor extension providing further reception rooms. The property also benefits from off-road parking and a garden to the rear.

Situation

Peterchurch is found in the heart of the Golden Valley between Hereford and Hay-on-Wye.

The village itself offers a convenient range of services including a local shop/post office, bistro, primary and secondary schools, a church, two public houses and a doctor's surgery.

A more extensive range of facilities can be found in the renowned second-hand book town of Hay-on-Wye and the cathedral city of Hereford, which also has a train station with services to the main rail network.

The nearest motorway links can be found at Ross-on-Wye for the M50 and Newport for the M4.

The Accommodation

Entering the property through the front door into the hallway, there is a useful understairs cupboard on the left and a door on the right leading through to the kitchen.

The kitchen features underfloor heating and offers a good range of wall and base units with wooden worktops, a stainless-steel drainer sink, an electric oven and

hob, space for a tall fridge-freezer and a window to the front.

A further door in the hallway gives access to a sitting room with a feature fireplace on the right and a window to the side. A set of double doors open into the garden room which also has bi-fold doors leading out to the rear garden.

From the sitting room there is a door to a porch and a downstairs W.C. with space and plumbing for a washing machine.

A staircase in the hallway leads to the first-floor landing giving access to all three bedrooms (with bedroom three having the benefit of an adjacent dressing room).

The family bathroom features a panel bath with a shower over, W.C. and a wash basin.

Outside

To the rear of the property there is a parking space and a gateway leading into the garden where there is a timber garden shed.

The majority of the garden is laid to patio with a lawned area and has a pathway leading around to the side entrance door.

Services

We are advised that the property is connected to mains water, mains electricity, mains drainage and electric heating. Please note the services or service installations have not been tested. The property is also subject to a maintenance charge for the common parts which is currently £33 per month.

Tenure

Freehold with vacant possession upon completion.

Council Tax Band

Herefordshire County Council Band "B".

Directions

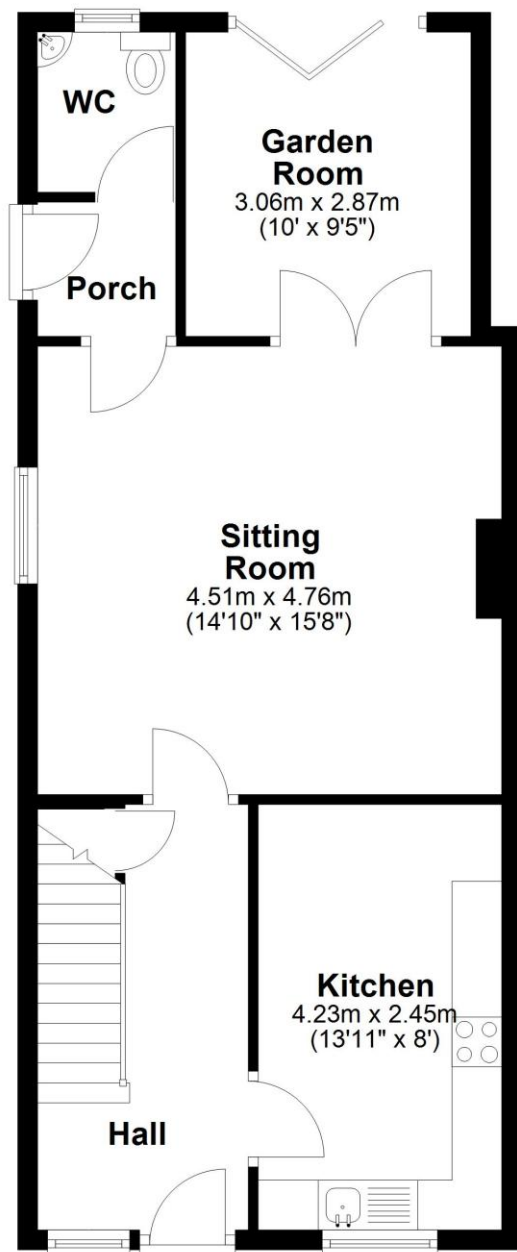
From Hay-on-Wye proceed out of the town on the B4348, once in Hardwicke take the right-hand turn continuing on the B4348 signposted to Peterchurch, continue through Westbrook, Dorstone and onto Peterchurch village.

On entering the village, the property will be found on the left-hand side opposite the village shop as indicated by the Agents for sale board.

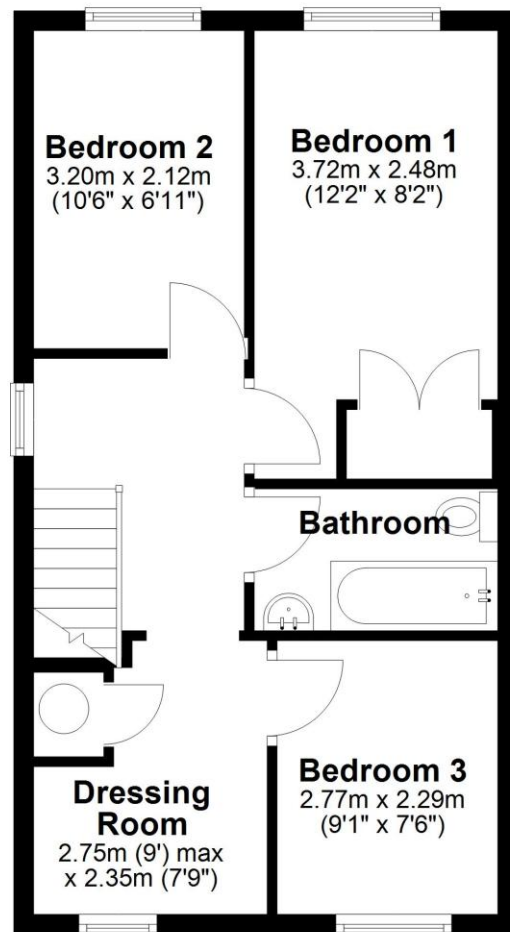
What3Words Ref: goodbye.baths.situated



Ground Floor



First Floor



Total area: approx. 96.9 sq. metres (1043.3 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

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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		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
	69	79
EU Directive 2002/91/EC		
England & Wales		



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.