



44 SCOTCH FIRS

FOWNHOPE, HEREFORD HR1 4NP

£170,000
FREEHOLD

This end of terrace bungalow is pleasantly located within the heart of the highly favoured village of Fownhope which lies between the cathedral city of Hereford (7 miles) and the market town of Ross-on-Wye (9 miles with the M50 motorway link-junction 3). Fownhope is a vibrant village within which there are a range of amenities including a shop/post office, doctors surgery, butchers, village hall, two public houses, an exclusive health and leisure club (Wye Leisure), church, primary school and recreation ground.

Constructed in the 1960s, the bungalow ideal for retirement or first time buyers and has electric heating and double glazing, an easy to maintain garden and garage.



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- Double glazing, electric heating • Garage • 2 bedrooms • Small garden • Ideal for retirement • End terraced bungalow • Popular village location



Full Description

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Hall

With electric heater, airing cupboard, hot water cylinder, a large walk in cupboard with electric fuse box

Lounge

With 2 double glazed windows.

Kitchen

With base and wall mounted units, worksurfaces with tiled splash backs, space for a washing machine, electric cooker point, 1 1/2 bowl sink unit and window to the front.

Bedroom 1

With storage heater and double glazed windows to the rear.

Bedroom 2

With storage heater, patio doors to the rear garden.

Bathroom

Fitted with a white suite comprising, bath with electric shower over, wash hand basin, WC, wall mounted electric heater, window.

Outside

To the front of the property is a heather garden and paved pathway leading to the front entrance door. There is side vehicular access to a communal turning area and the garage which has an up and over door. There is a small rear garden, designed for ease of maintenance - gravelled with picket fencing.

Services

Mains water, electricity, drainage are connected and it is understood that mains gas is available in Scotch Firs Road but is not connected to the property.

Outgoings

Council tax band B - £1,817.38 payable for 2024/2025 Water and drainage rates are payable.

Directions

From Hereford proceed towards Ledbury on the A438, then just past Hereford fire station, turn right onto the B4224 towards Fownhope. Continue through Hampton Bishop and Mordiford and on entering Fownhope turn left into Scotch Firs (opposite the village stores), then immediately right into the slip road and the property is located at the end of the cul-de-sac on the left hand side.

Viewings

Strictly by appointment through the Agent, Flint & Cook,
Hereford (01432) 355455. Opening Hours Monday - Friday
9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce
identification, address verification and proof of funds at
the time of making an offer.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: F Hereford Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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