



## CEDAR CROFT DINEDOR

HEREFORD HR2 6LQ

£345,000  
FREEHOLD

In a peaceful elevated position, a deceptively spacious 3 bedroom detached bungalow with good sized gardens and countryside views. Ideal family or retirement accommodation. No onward chain.



# CEDAR CROFT DINEDOR

- Peaceful elevated position, countryside views
- 3 Bedrooms
- Good sized gardens
- Oil fired central heating
- Ideal family/retirement accommodation
- No onward chain



## Introduction

Occupying a peaceful elevated position in this popular rural location, a deceptively spacious 3 bedroom detached bungalow offering ideal family/retirement accommodation. The property is offered for sale with no onward chain and has the added benefit of oil fired central heating, generous sized living accommodation, good sized gardens and countryside views. We highly recommend an internal inspection.

Partially double glazed entrance door through to

## Reception Hall

With laminate flooring, radiator, coved ceiling, range of useful store cupboards, door to

## Large Lounge

With fitted carpet, 2 radiators, coved ceiling, feature fire surround, double glazed sliding patio door with vertical blinds enjoying a fine view across the front aspect and open plan archway to

## Dining Room

With fitted carpet, radiator, coved ceiling, double glazed window to the front aspect enjoying a fine view and door to

## Kitchen

Fitted with a range of wall and base units, ample work surfaces with splashbacks, radiator, space for appliances, double glazed windows and door to the side enjoying a pleasant outlook. In need of modernisation but fully functional.

## Inner Hallway

With radiator, built-in airing cupboard and useful store cupboard with shelving. Door to

## Bedroom 1

With radiator, double glazed window to rear enjoying pleasant outlook, range of fitted wardrobes and door to

## En suite Shower Room

With suite comprising shower cubicle, vanity wash hand basin with storage below, low flush WC, double glazed window and ladder style towel rail.

## Bedroom 2

With radiator, double-glazed window to the side and coved ceiling.

## Bedroom 3

With radiator and double-glazed window to the rear enjoying a fine outlook.

## Bathroom

With suite comprising bath with shower attachment over, low flush WC, vanity wash hand basin with storage below and mirror over, radiator and double glazed window.

## Outside

To the front of the property is an extensive lawned garden enclosed by hedging and fencing enjoying fine views across surrounding countryside with large tarmac driveway providing ample off-road parking facilities leading up to

### Double Garage

With up-and-over door, power and light points and ample storage space. Scope to convert an internal door to the reception hall.

To the rear and side of the property is an enclosed garden enjoying fine views across surrounding countryside. Oil storage tank.

### Property Services

Oil fired central heating.

### Outgoings - Bromyard

### Directions

Proceed south out of Hereford City Centre on the A49 Ross Road, turning left at the traffic lights onto Holme Lacy Road then continuing along the straight mile.

Proceed through the S bend then take the turning right for Dinedor. Cedar Croft can be found on the right hand side after approximately one mile.

### Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Money Laundering Regulations

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Tenure & Possession

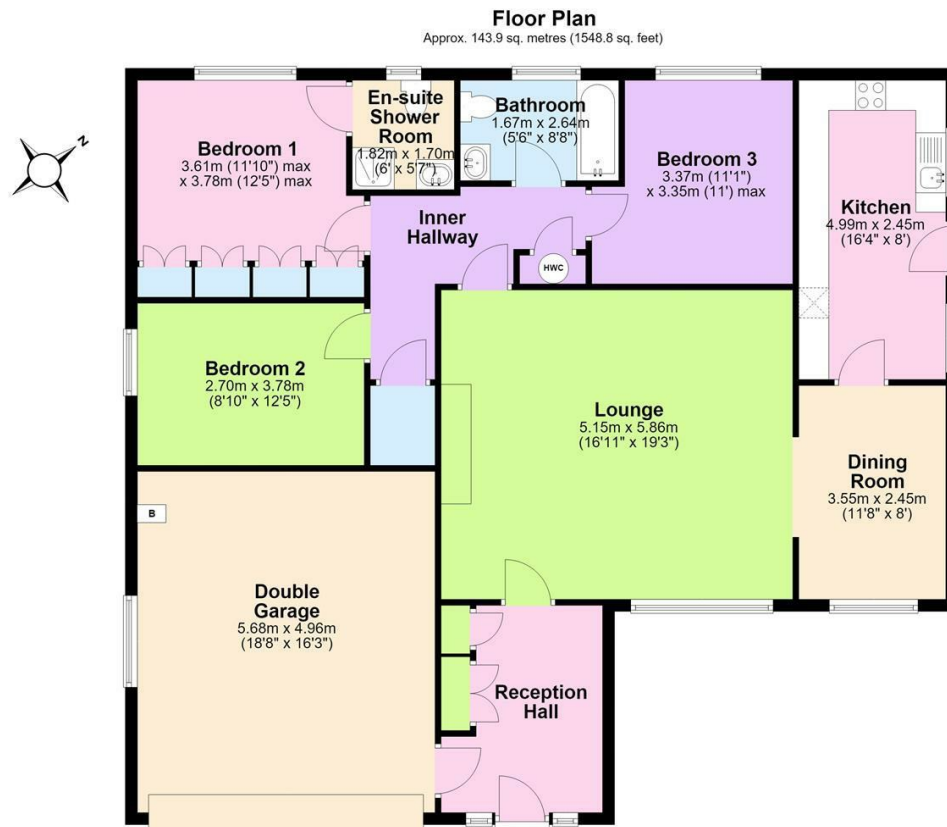
Freehold - vacant possession on completion.

### Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

## CEDAR CROFT DINEDOR





Total area: approx. 143.9 sq. metres (1548.8 sq. feet)  
**Cedar Croft, Dinedor, Hereford**

**EPC Rating: E   Herefordshire Council Council Tax Band: D**



| 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>                            |                            | 71        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | 53                         |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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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