



The Leys Bush Bank, Hereford, HR4 8EN



**The Leys Bush Bank  
Hereford  
HR4 8EN**

Summary of Features

- Detached bungalow
- Three bedrooms
- Sought-after location
- Countryside views
- Spacious/flexible accommodation
- Roughly 1/3 acre plot
- No onward chain

**Price Guide £385,000**

Welcome to this charming detached bungalow nestled in the sought-after location of Bush Bank, Hereford. This delightful property boasts three bedrooms, ideal for a growing family or those in need of extra space. The spacious reception room offers a versatile living area, perfect for entertaining guests or simply relaxing with loved ones. One of the highlights of this property is the picturesque countryside views that can be enjoyed from various vantage points within the bungalow. Imagine waking up to the serene beauty of the Herefordshire countryside every morning! With no onward chain, this bungalow presents a fantastic opportunity for those looking to make a swift and hassle-free move. The generous plot size measuring roughly 1/3 of an acre provides privacy plus the potential for further development, (subject to consent). The flexible accommodation layout allows for easy adaptation to suit your lifestyle needs, whether you prefer a home office, a hobby room, or a cosy reading nook.

**Situation**

Bush Bank is a small rural Hamlet found just nine miles northwest of Hereford Centre. The town of Leominster lies seven miles to the northeast and there are a good range of facilities in nearby villages such as Canon Pyon, Weobley and Wellington.

**Accommodation**

The spacious and flexible accommodation roughly measuring 1,500 sq feet comprises:

**Hallway**

Providing access to all principal rooms with two useful storage cupboards.

**Living Room**

With centre piece wood burner stove, sliding patio doors to the rear gardens, views across the countryside and space for large furniture.

**Kitchen/Diner**

With matching base units, sink drainer unit, space for free standing electric oven and dishwasher, oil fired AGA, window overlooking the garden, additional storage units and room for dining table and chairs.

**Utility & WC**

Adjacent to the kitchen, with a useful storage cupboard, further matching wall and base units, sink drainer unit, window to the rear aspect, space for additional white goods and access to a WC with wash hand basin.

**Storeroom**

Access from the front of the property or the utility room, provides further storage or could be utilised to suit a potential purchaser.

**Conservatory**

To the front of the property overlooking the wrap around garden, you can also access the property from here.

**Bedroom One**

A large double bedroom with window to the front aspect and space for large furniture.

**Bedroom Two**

Another double bedroom with window to the front aspect, built in wardrobes and sink unit.

**Bedroom Three**

A double bedroom to the rear with window overlooking the garden and built in wardrobes.

**Outside**

The property is approached via a private driveway with space for a couple of vehicles. The front garden is mainly laid to lawn, enclosed by mature hedging and a paved pathway leads around the property to the rear garden. The property is situated on a large rectangular plot approximately 1/3 of an acre and due to its tiered garden there is potential to create a home office/garden room, subject to planning. The rear garden is laid to lawn but also includes an array of mature flowers, shrubs and trees. Immediately to the rear of the property is a paved area which steps down to the formal rear garden, this area could be utilised to take advantage of the wonderful countryside views.

**Services**

Mains water and electric are connected to the property. Oil fired AGA in the kitchen. Drainage to private septic tank. Herefordshire Council Tax Band – D

**Directions**

From Hereford proceed west on Whitecross Road to the roundabout and then take the third exit signposted Kington (A4110). Pass over the traffic lights and continue through Eltons Marsh, Portway and Canon Pyon until you reach Bush Bank. At Bush Bank turn right and the property can be found shortly after on the left hand side.

**Anti Money Laundering**

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.







### Ground Floor




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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>66</b>
(39-54) <b>E</b>		<b>43</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.