



# 1 THE ORCHARDS

ALLENSMORE, HEREFORD HR2 9AQ

£455,000  
FREEHOLD

An attractive and spacious 4 bedroom (1 en-suite) detached bungalow is quietly located on Church Road in the village of Allensmore, a rural location just 4 miles from the city centre.

Originally constructed in the 1990s the property has oil fired central heating, double glazing, well designed accommodation extending to over 1500 square feet and is suitable for family or retirement purposes with ample parking, a detached double garage and an easy to maintain garden.

Within Allensmore there is a church, a filling station, a public house and a bus service to both Hereford and Abergavenny....



# 1 THE ORCHARDS

- 4 bedrooms (1 en-suite) • Spacious & flexible accommodation • Double garage & ample parking • Popular village location • Detached bungalow • Easy to maintain garden



## Full Description

An attractive and spacious 4 bedroom (1 ensuite) detached bungalow is quietly located on Church Road in the village of Allensmore, a rural location just 4 miles from the city centre.

Originally constructed in the 1990s the property has oil fired central heating, double glazing, well designed accommodation extending to over 1500 square feet and is suitable for family or retirement purposes with ample parking, a detached double garage and an easy to maintain garden.

Within Allensmore there is a church, a filling station, a public house and a bus service to both Hereford and Abergavenny.

## Recessed Porch

With door through to the

## Entrance Hall

With radiator, smoke alarm, cloaks cupboard, central heating thermostat and airing cupboard with hot water cylinder & electric immersion heater.

## Lounge

With an inglenook style fireplace with coal effect gas (LPG) fire brick surround and hearth, 2 radiators, window to the rear and a bay window to the front and panelled glazed doors through to the

## Dining Room

With radiator, patio doors to the rear and a door to the entrance hall.

## Kitchen/Breakfast Room

Well fitted with a range of wood effect base units with work surfaces and tiled splash backs, a central island station/breakfast bar, 1 ½ bowl sink unit, space and plumbing for a washing machine and dishwasher, dresser style unit, a built in electric double oven, 4 ring electric hob with extractor hood over, radiator, tiled floor, central heating programmer, windows to the side and rear and a side entrance door.

## Inner Hall

With access hatch and ladder to the roof space, smoke alarm, radiator and a storage cupboard.

## Bedroom 1

With built in and fitted wardrobes with bedside cabinets, a bay window, radiator and door to the Ensuite Bathroom With a wash hand basin, WC, separate tiled shower cubicle with mains fitment, ladder style radiator, part tiled walls, extractor fan, shaver and light point and window to the side.

## Bedroom 2

With built in and fitted wardrobes with bedside cabinets, bay window to the front and a radiator.

## Bedroom 3

With built in wardrobes, radiator and window.

## Bedroom 4 (Currently used as a study)

With radiator and window to the side.

## Bathroom

With partially tiled wall surround, a corner bath with

shower and folding screen, wash hand basin, bidet, WC, ladder style radiator, extractor fan, shaver and light point and window to the side.

### Outgoings

Council tax band F - £3,447 payable for 2025/2026 Water rates are payable.

### Outside

The property is approached via a splayed tarmac entrance with a driveway leading to the Detached Double Garage with up and over door, light and power, window and side entrance door. The front garden is mainly laid to lawn and interspersed with a variety of shrubs and enclosed by hedging and a brick wall. There is access to either side of the property to the rear garden which is enclosed and has a paved patio and lawn and the external oil fired boiler and the oil storage tank. There is outside lighting and a water tap.

### Directions

From Hereford proceed towards Abergavenny on the A465, after crossing the Belmont roundabout proceed for approximately 3 miles and then take the left hand turn for Allensmore into Church Road, continue past the church and the property is located on the right hand side after a further 300 yards. What3Words:///porridge.requiring.teacher

### Services

Mains water and electricity, private drainage, oil fired central heating.

### Money Laundering Regulations

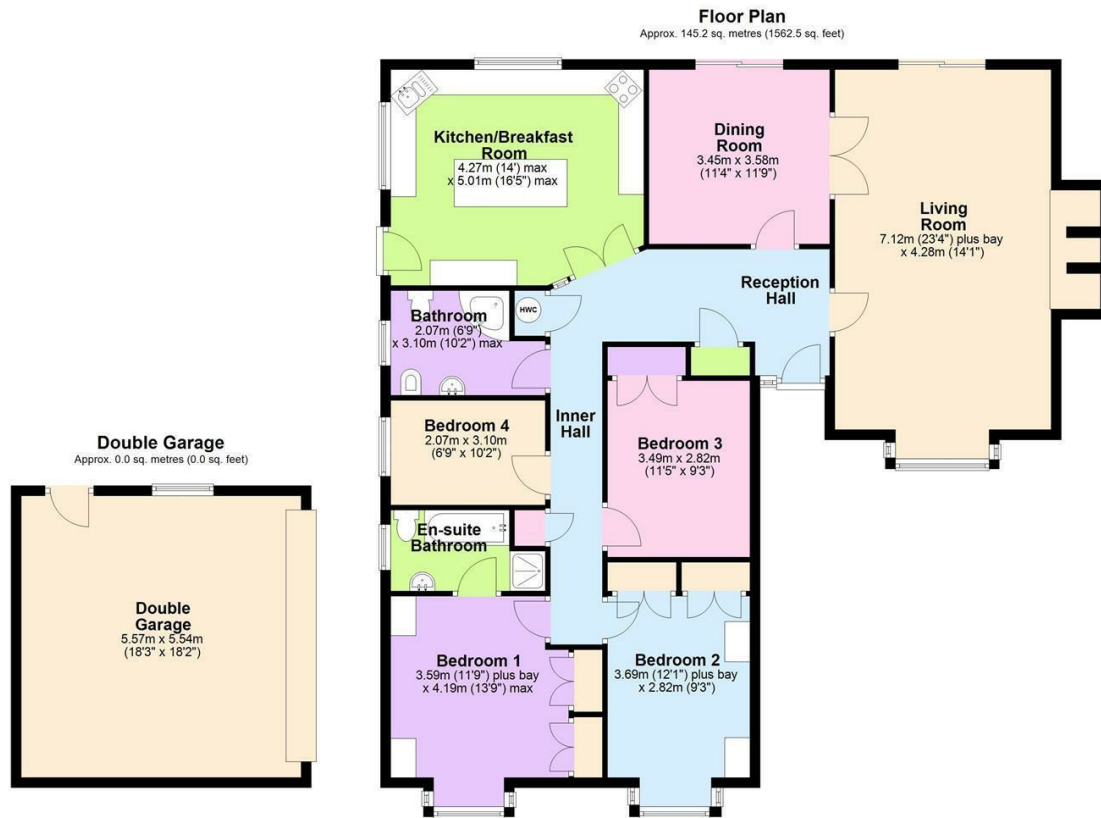
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Viewing Arrangements

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

## 1 THE ORCHARDS





Total area: approx. 145.2 sq. metres (1562.5 sq. feet)  
1 The Orchards, Allensmore, Hereford

**EPC Rating: D    HEREFORD Council Tax Band: F**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 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

Flint and Cook Hereford Sales  
22 Broad Street  
Hereford  
Herefordshire  
HR4 9AP

01432 355455  
hereford@flintandcook.co.uk  
flintandcook.co.uk

