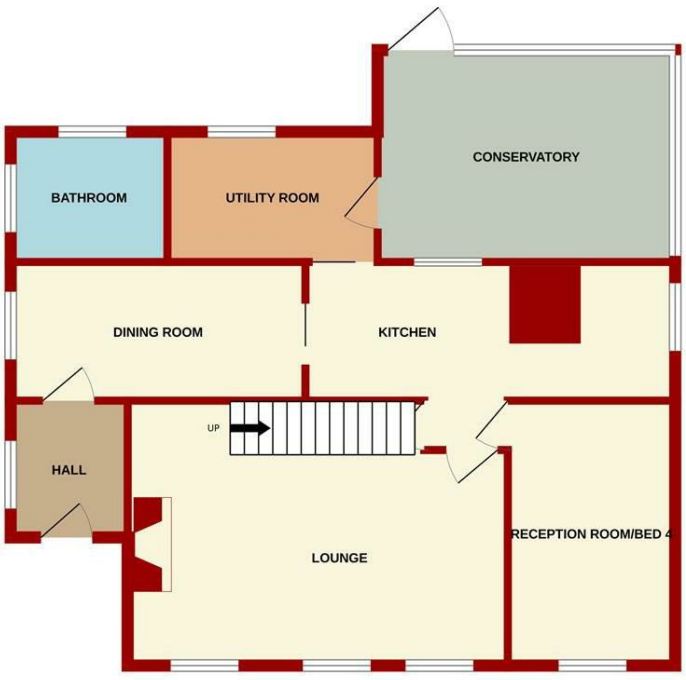
The Old Post Office
Bromyard HR7 4JU

STEVE GOOCH
ESTATE AGENTS | EST 1985

GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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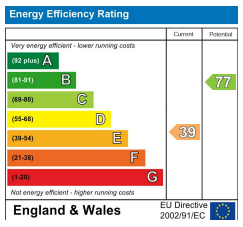

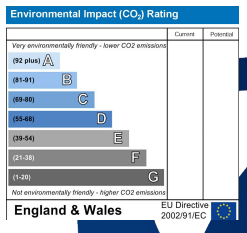

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys

Guide Price £325,000

A CHARMING THREE / FOUR BEDROOM DETACHED COTTAGE IN NEED OF UPDATING and MODERNISATION, offering FLEXIBLE ACCOMMODATION, UTILITY ROOM, CELLAR, GARAGE / WORKSHOP, OFF ROAD PARKING for TWO VEHICLES and ENCLOSED REAR GARDEN.

Munderfield is set in a secluded, rural location within the beautiful Herefordshire countryside, close to the historic market town of Bromyard, which is easily accessible. The town is referred to as the "Town of Festivals", notable for its variety of traditional festivals held throughout the year. This property is well placed for the local towns of Ledbury, Malvern and Leominster, with the Cathedral cities of Hereford and Worcester within easy reach. This part of Herefordshire, which lies close to the Worcestershire border, is known for its traditional farms, undulating countryside and productive orchards.

Enter the property via half glazed door:

ENTRANCE HALL
Single radiator, side aspect window, fully glazed door leads to:

DINING ROOM
14'3 x 6'10 (4.34m x 2.08m)
Double radiator, exposed beams, exposed stone walling, side aspect window.

LOUNGE
18'6 x 12'11 (5.64m x 3.94m)
Double radiator, fireplace with inset wood burning stove, raised stone hearth, exposed beam, stairs to the first floor, three front aspect windows

KITCHEN
18'10 x 6'5 (5.74m x 1.96m)
Galley kitchen, single drainer sink with cupboard under, mixer tap, base and wall mounted units, breakfast bar, stove, exposed timbers, side and rear aspect windows, door to:

CELLAR
12'10 x 7'5 (3.91m x 2.26m)
Stone steps lead down into a very useful extra space.

UTILITY
7'6 x 6'11 (2.29m x 2.11m)
PLumbing for washing machine, space for fridge / freezer, rear aspect window overlooking the gardens.

BATHROOM
Single radiator, white suite comprising of bath with shower over and tiled surround, wash hand basin, WC, side and rear aspect windows.

CONSERVATORY
14'3 x 10'3 (4.34m x 3.12m)
Exposed timber floor, oil fired central heating and domestic hot water boiler, half glazed door through to the rear gardens.

RECEPTION / BEDROOM 4
13'4 x 7'0 (4.06m x 2.13m)
Single radiator, laminate flooring, front and side aspect windows.

FROM THE LOUNGE, STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

LANDING
Access to roof space, side aspect window.

BEDROOM 1
10'1 x 8'8 (3.07m x 2.64m)
Double radiator, central ceiling fan, large built in wardrobe with hang rail and shelving, cupboard over stairs, front aspect window with open outlook onto farm land.

BEDROOM 2
15'9 x 6'10 (low ceiling height) (4.80m x 2.08m (low ceiling height))
Double radiator, rear aspect window overlooking the gardens.

BEDROOM 3
7'7 x 7'3 (2.31m x 2.21m)
Double radiator, front aspect window with outlook onto open fields.

CLOAKROOM
Single radiator, white suite comprising of WC, wash hand basin with cupboards below, side aspect frosted window.

OUTSIDE
To the front of the property, steps lead to a paved garden area, outside lighting, walling surround, concrete driveway with parking for two vehicles lead through to:

GARAGE / WORKSHOP
18'0 x 11'2 (5.49m x 3.40m)
Double timber doors, power, lighting, two side aspect windows.

Gated side access leads to enclosed rear garden measuring approximately 40' x 30', which is laid to lawn with a small pond, patio area, outside lighting and tap with fencing surround.

SERVICES
Mains electric and water, drainage and oil fired central heating.

LOCAL AUTHORITY
Council Tax Band: E
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

WATER RATES
Welsh Water.

TENURE
Freehold.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Newent, take the B4215 towards Ledbury and continue towards Bromyard, following signs for the A417/B4214. Continue along the B4214 towards Munderfield and follow the road through the rural area. Where the property can be located on right hand side marked by our 'For Sale' board.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).