



3 HAREFIELDS

HILDERSLEY, ROSS-ON-WYE HR9 7NL

£425,000
FREEHOLD

Peacefully situated on the outskirts of Ross -on - Wye, an impressive 3 bedroom detached bungalow, offering ideal retirement accommodation. The property has the added benefit of gas central heating, double glazing, generously sized living accommodation, en suite shower room, garage and parking, private rear garden with Countryside views and to fully appreciate this property, we strongly recommend an internal inspection.



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- Impressive 3 bedroom detached bungalow
- Edge of town location
- Generously sized living accommodation
- Good sized rear garden, with fine views
- Ideal for retirement
- Internal inspection highly recommended



Recessed Porch

With outside light, meter cupboard and double glazed entrance door through to the

Reception Hall

With fitted carpet, coved ceiling, radiator, access hatch to loft space, built in store cupboard with shelving, built in airing cupboard with shelving, further access hatch to the loft and glazed panelled door to

Lounge/Dining Room (L shaped)

An impressive light and airy room with fitted carpet, 2 double radiators, coved ceiling, range of lighting with dimmer controls, double glazed window to the the front aspect with roller blind, feature wood burning stove with hearth, double glazed window to the rear, large double glazed sliding patio doors to the rear patio and garden and door to the

Kitchen/Breakfast Room

Kitchen Area

With 1.5 bowl sink unit with mixer tap over, range of wall and base cupboards, ample work surfaces with splash backs, double glazed window over looking the garden, eye level glass display cabinet. vinyl flooring, built in double oven and 4 ring induction hob with cooker head over, wall mounted gas central heating boiler, space and plumbing for washing machine, space for an American style fridge freezer, breakfast bar, space for dishwasher, waste disposal unit. Side access to the

Side passage - Utility

With a range of wall and base cupboards, work surface and double glazed doors to both the front and rear.

Breakfast Area

With fitted carpet, double radiator, coved ceiling, glazed panel door from the hallway and double glazed sliding door to the

Conservatory

Of UVPC construction, boasting fine views across the garden and fields behind, with fitted carpet, double radiator, vertical blinds, and sliding door to the patio.

Bedroom 1

With fitted carpet, radiator, coved ceiling, double glazed window to the front aspect with blinds, built in double wardrobe with mirror fronted doors and door to the

En Suite Shower Room

With suite comprising shower cubicle with glazed folding door, low flush WC, pedestal wash hand basin, tiled wall surround, radiator, and double glazed window with blind.

Bedroom 2

With fitted carpet, radiator, coved ceiling, double glazed window to the front aspect with venetian blind and a range of fitted wardrobes.

Bedroom 3

With fitted carpet, radiator, coved ceiling, double glazed window to the side with venetian blinds and a range of wardrobes.

Bathroom

With suite comprising jacuzzi style bath with hand grips and shower attachment over, vanity wash hand basin with store cupboard below, shaver point , low flush WC, radiator, tiled wall surround, double glazed window with blind.

Outside

To the front of the property, there is an extensive driveway providing ample off road parking facilities and this provides access to the Garage with up and over door and ample storage space. There is also a useful side access.

To the immediate rear of the property there is a good sized paved patio area providing the perfect space for outdoor entertaining, a stone wall bordered with an array of colourful plants and shrubs separates the patio from the lawned area for ease and maintenance. The garden is enclosed by wooden fencing and has the added benefit of a useful wooden shed.

Directions

From the centre of Ross-on-Wye, proceed east along Gloucester road, on reaching the roundabout, continue straight across and follow the signs for Harefields.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band 'E' - £3070.47 payable for 2025/2026

Water and drainage rates are payable.

Viewing

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

Opening Hours

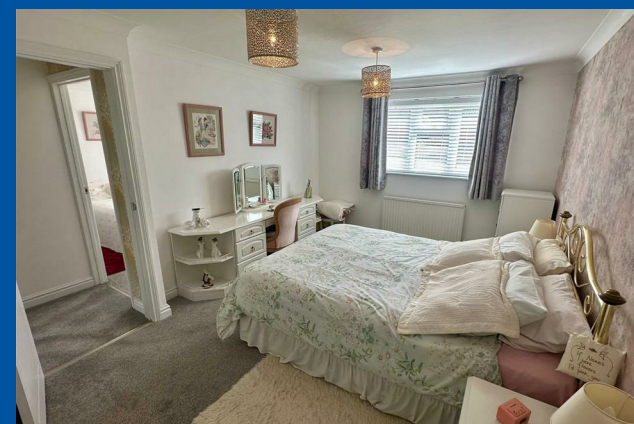
Monday - Friday 9.00 am - 5.30 pm

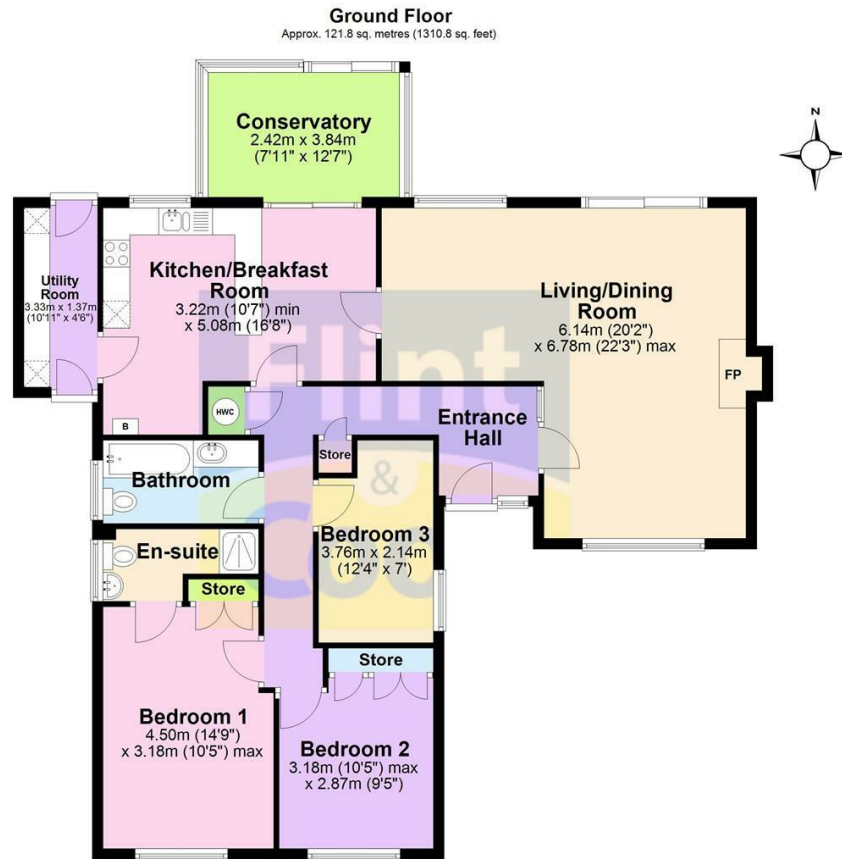
Saturday 9.00 am - 1.00 pm

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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Total area: approx. 121.8 sq. metres (1310.8 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: E

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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