



Appledene, Munstone Road, Hereford HR1 1LG



**Sunderlands**  
Residential Rural Commercial



**Appledene,  
Munstone Road,  
Hereford  
HR1 1LG**

### Summary of Features

- Sale by Informal Tender 29th May 2026 by 12 noon
- No onward chain
- Detached bungalow in a large plot
- Two Bedrooms
- Three Reception Rooms
- Semi rural position

**For Sale By Informal  
Tender £230,000**

For sale by informal tender. This detached bungalow offers a rare opportunity for buyers seeking a full renovation project in a desirable semi-rural setting. Occupying a generous plot, the property features three spacious reception rooms and two well-proportioned double bedrooms, providing an excellent foundation for those looking to reconfigure or modernise the layout. The bungalow requires comprehensive renovation throughout, making it an ideal blank canvas for anyone eager to create a bespoke contemporary home. There is also potential for an attic conversion subject to the necessary consents, offering scope for additional living space or extra bedrooms. Enjoying a peaceful semi-rural location while remaining within easy reach of Hereford's shops, schools, and transport links, this property presents an exciting chance to fully transform a home to your own specification.

#### **Location**

The property enjoys a prime edge-of-city setting, where open countryside begins just beyond the doorstep. This unique position offers the best of both worlds peaceful, rural surroundings with the convenience of urban amenities close at hand. Scenic walking routes can be accessed directly from the property, making it ideal for those who value outdoor living. Despite its tranquil feel, the property is exceptionally well placed for connectivity. The nearby Roman Road provides direct links to Worcester, the M5 motorway, Leominster, and surrounding areas, ensuring effortless commuting and access to a wider range of amenities making this an idyllic yet highly practical location.

#### **Accommodation**

In brief comprises:

#### **Porch**

Allowing access to -

#### **Hall**

Main hallway providing access to most of the primary rooms within the property.

#### **Living room**

Living room featuring a bay window to the front, creating a bright and airy space with ample room for both relaxing and entertaining.

#### **Dining room**

Dining room accessed from both the living room and kitchen, offering a versatile space with views over the rear garden.

#### **Kitchen**

Kitchen fitted with matching wall and base units, incorporating a double oven, gas hob, and stainless steel sink, with space for additional appliances. There is also space for a breakfast table.

#### **Sun Room**

Bright and airy sun room with direct access to the rear garden.

#### **Utility**

Utility room with direct access to the rear garden and plumbing provision for a sink.

#### **Bedroom one**

Large primary bedroom featuring a front-facing bay window and two sets of fitted wardrobes, offering ample storage and a bright, spacious feel.

#### **Bedroom two**

Second double bedroom with ample room for freestanding furniture.

#### **Bathroom**

Bathroom fitted with a bath with shower over, wash hand basin and WC.

#### **Attic**

An attic space previously used for storage measuring approximately 12.9 m in length and 4.5 m in width. Access is currently via a non-permanent route, as no fixed staircase is in place. Prospective buyers are advised to make the necessary enquiries with the local planning department.

#### **Outside**

The property benefits from a large, mature garden with established trees, shrubbery and hedging, predominantly laid to lawn. There is also a greenhouse and a detached garage, along with driveway parking. The front garden is similarly laid to lawn.



**Method of Sale:**

The property is for sale by Informal Tender. The Vendor will reserve the right not to accept the highest or any offer. The Vendor reserves the right to accept an offer prior to the Tender date. All Tenders must be completed on the Agents' Informal Tender document only. All details must be completed and signed. The Tender document must be sealed in an envelope marked 'Tender for Appledene, Munstone Road' and addressed to Holly Sherwood, Sunderlands LLP, Offa House, St. Peters Square, Hereford HR1 2PQ. The Tender document must be received by Friday 29th May 2026, no later than noon.

**Services:**

Mains gas, water and electric are connected to the property.  
Private drainage.

**Tenure:**

Freehold.

**Council Tax Band**

Herefordshire Council Tax Band - E

**Directions:**

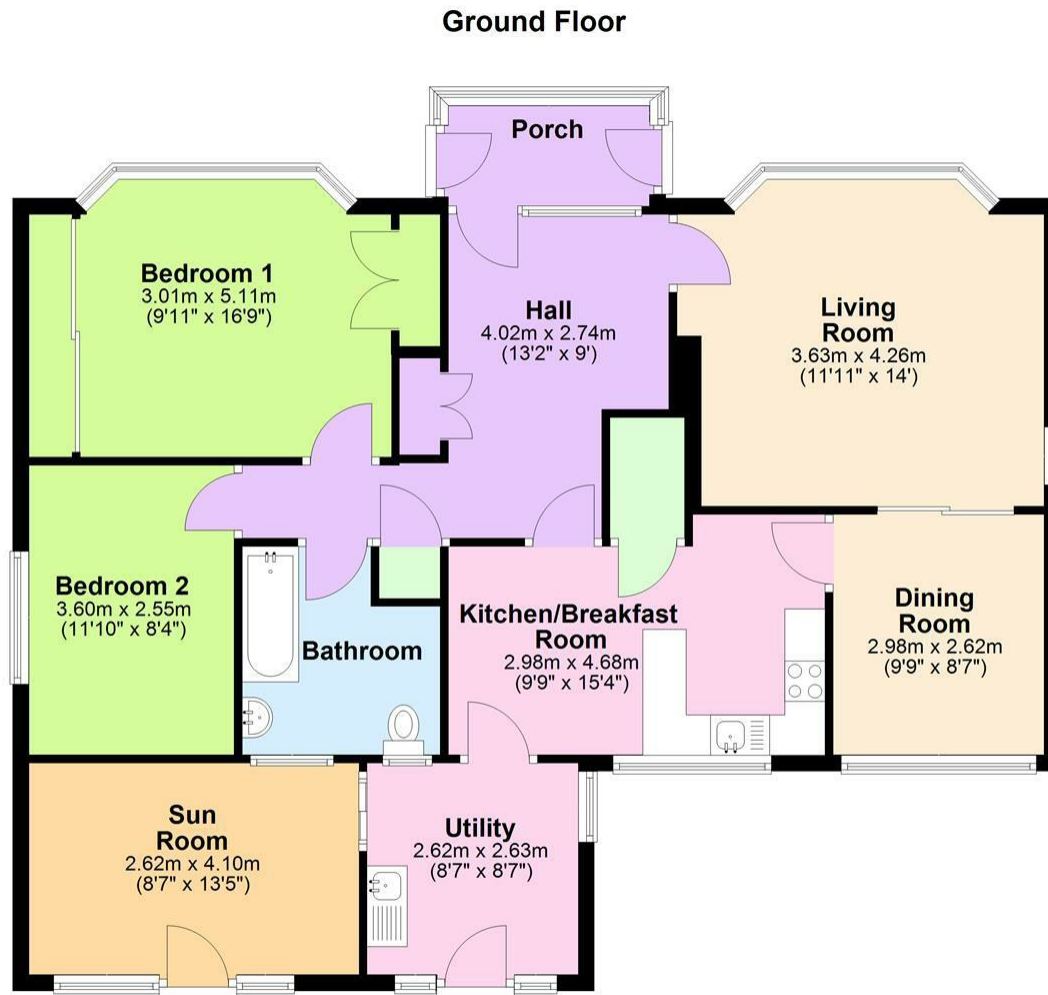
From Hereford, head North on Holmer Road (A49), continue straight past the retail parks, at the roundabout take the right exit right along Roman Road (signposted Worcester). Continue along this road taking the second left turn opposite the BMW garage. The property is located immediately on your right hand side.

**Anti-Money Laundering**

The purchaser will be required to provide sufficient identification to verify their identity to comply 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.







Total area: approx. 107.0 sq. metres (1151.2 sq. feet)

**Sunderlands**

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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>		<b>73</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.