

27, Hanbury Green, Shobdon, HR6 9NS
Price £365,000

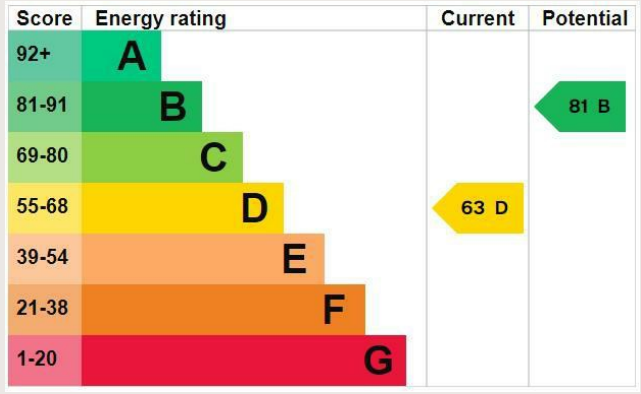
COBB AMOS
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LAND & NEW HOMES

27 Hanbury Green
Shobdon

A recently improved and well presented detached, three bedroom bungalow with attic conversion situated within the heart of the desirable village of Shobdon. The property has been updated and upgraded by the current vendors to create a wonderful home with thoughtful layout. There is a delightful rear garden overlooking farmland, large garage, driveway parking and the property benefits from gas heating and double glazing. Viewing is recommended to appreciate this property and all it has to offer.

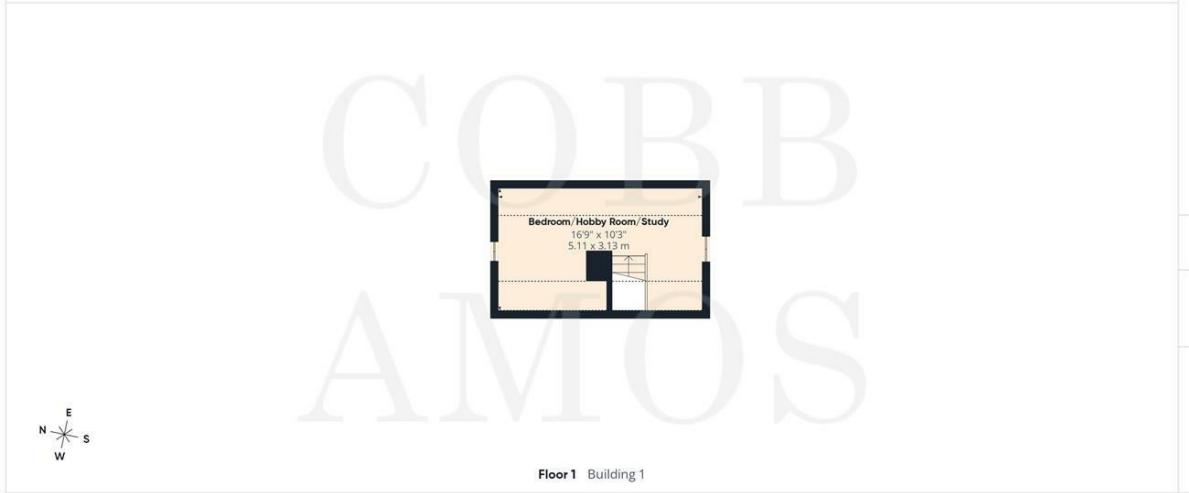
- DETACHED BUNGALOW
- THREE BEDROOMS & ATTIC CONVERSION
- GAS HEATING & DOUBLE GLAZING
- RECENTLY RENOVATED WITH FRESHLY LANDSCAPED GARDEN
- LARGE GARAGE & DRIVEWAY PARKING
- DESIRABLE VILLAGE LOCATION
- COUNTRYSIDE VIEWS TO REAR

Material Information
Price £365,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: D
EPC: D (63)
For more material information visit www.cobbamos.com



Please note that the dimensions stated are taken from internal wall to internal wall.





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Approximate total area(1)
1264 ft²
117.4 m²

Reduced headroom
65 ft²
6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction
This well appointed detached bungalow has accommodation comprising; entrance hall, dining/living room, garden room, kitchen, boot room/laundry room, three ground-floor bedrooms (one with en-suite), family bathroom and attic space. The property also benefits from; gas heating, double glazing, fully enclosed and newly landscaped rear garden, garage and ample off road parking.

Property Description
Entry begins into an entrance hallway with stairs to the first floor attic room. To the right is the living accommodation consisting of dining/sitting room with adjoining garden room, kitchen and adjoining lean to boot/laundry room. The dining/sitting room is a welcoming, light and airy room of good proportion with feature fireplace presenting the opportunity for a wood-burner or electric fire to be installed. Double doors with views of the garden lead out into a garden room that truly brings the outdoors in. The garden room boasts oak parquet flooring and a sliding door leading out onto newly laid patio ideal for Summer entertainment. Back into the dining/sitting room and with an almost open plan connection we find the kitchen. The kitchen has an attractive array of wall and base units under an walnut work top. The metro tiles on the walls add a slight contemporary edge to an overall country cottage styling that resonated from the choice of belfast sink and Shaker type cupboards. There is a gas hob with double oven under and extractor hood above as well as an integrated dishwasher, integrated tall fridge/freezer and tall pantry cupboard. Adjoining the kitchen as a lean to is a well designed and useful boot room with housing for a washing machine and tumble dryer. A door here leads to the rear garden.
Back into the entrance hall and we find a family bathroom, three bedrooms (one with en-suite). The master bedroom is a good sized double with front aspect and room for an array of bedroom furniture. The room benefits from having its own en-suite facilities to include a shower cubicle with chrome fitments, wall hung hand-basin, WC and window out. Bedroom two is also a good sized double with front aspect and again room for bedroom storage furniture. Bedroom three is a single bedroom with side aspect and is currently being used as a home office. The family bathroom has been tastefully styled with bath and shower over, hand-basin with vanity cupboard, WC, heated chrome towel rail and window out.
On the first floor is a room amongst the eaves with velux roof light and is currently being used as a hobby room. The loft is fully boarded with access doors each end for storage opportunity. This room offers flexibility in how it could be used from home office to occasional bedroom.

Garden
Number 27 boasts a well designed, securely fenced and delightful rear, private garden. There are three zones:
* An area of patio adjoining the garden room and boot room to encourage Summer entertainment
* An area of curved lawn adding shape and interest
* A raised area of patio with gazebo and raised planters, the perfect spot for a bistro table as the back drop is farmland with picket fencing and gate.

Garage & Parking
There is driveway parking for several vehicles in front and to the side of the property.

The garage is of very generous proportion and enjoys substantial opportunity for storage. There is power and lighting here and a personnel door leading into the rear garden.

Services
All mains services connected.
Tenure: Freehold
Herefordshire Council Tax Band D

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 3 Mbps 0.5 Mbps Good
Superfast 50 Mbps 8 Mbps Good
Ultrafast 1000 Mbps 1000 Mbps Good
Networks in your area - Gigaclear, Openreach
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage
Please follow the link below taken from Ofcom Mobile Checker:
https://www.ofcom.org.uk/mobile-coverage-checker

Location
The property is located in the heart of the well serviced village of Shobdon, situated in north Herefordshire surrounded by delightful rural views and within close proximity to the popular Wigmore High School and independent Lucton School; and the village also has a Primary School. This village retains a sense of community life boasting a wealth of local amenities, including : a well-stocked village shop with Post Office, public house, community centre - and historic St John's church built in Strawberry Hill 'Gothic Style'. Shobdon lies approximately 15 miles north of Hereford and approximately 8 miles from Leominster. Additional retail and recreational facilities can be found in both locations. There is also easy access to Ludlow, Hay-on-Wye and the Brecon Beacons.

What3words
What3words:///otter.option.budgeted

Agent's Note
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

DIRECTIONS
From Leominster proceed on the A44 towards Rhayader, at Barons Cross bear right onto the B4529 Cholstrey Road and then turn right onto the B4360 towards Kingsland. Continue on this road taking the next left turn and at the T-junction turn right onto the A4110. At Mortimers Cross crossroad turn left onto the B4362 and continue into the village of Shobdon where Hanbury Green will be found on the left hand side. Follow the road to the property which is located on






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