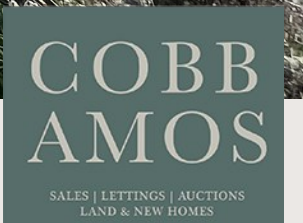


**The Wickets, Llanwarne, Hereford, HR2 8JF**  
**Price £385,000**



# The Wickets Llanwarne Hereford

A lovely detached bungalow sat in grounds of 1/4 acre and offering flexible accommodation of either two or three bedrooms, two or three reception rooms plus a large kitchen/breakfast room. The Wickets is fully double glazed and benefits from oil fired central heating, it does need further updating in some areas but is located in an idyllic village location with open far reaching countryside views.

With the added benefits of a detached garage, wrap around gardens and PV solar panels with feed-in tariff this bungalow is a must view to appreciate all on offer.

PLEASE CALL 01432-266007 TO ARRANGE YOUR APPOINTMENT.

- Detached bungalow
- Two/Three bedrooms
- Two/Three Reception rooms
- Kitchen/Breakfast room
- Detached garage & Parking
- Sat within a 1/4 acre plot
- Fabulous rural village location
- Solar panels with feed-in tariff
- Double glazing & oil central heating
- No onwards chain

## Material Information

**Price** £385,000

**Tenure:** Freehold

**Local Authority:** Herefordshire Council

**Council Tax:** E

**EPC:** D (55)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

## Dimensions

Kitchen/Breakfast room - 22'4 x 9'  
 Reception room - 14'10 x 13'9  
 Reception room - 12'8 x 12'8  
 Recep/Bedroom 3 - 9'10 x 9'5  
 Bedroom 1 - 16'7 x 11'6  
 Bedroom 2 - 12'5 x 9'2

## Property Description

The property is entered from the front via a canopy porch with quarry tiled floor and a double glazed door opening into the spacious entrance hall where there are doors leading off, access to the loft and a useful fitted cloak cupboard. The kitchen extends to over 22' in length and comprises of a tiled floor, window and a door to the rear garden, matching range of wooden fronted wall and base units with drawers and open shelving, worktop with inset Bosch electric hob with extractor fan over, fitted double oven, double drainer stainless steel sink, integrated fridge, space and plumbing for both dishwasher and washing machine, double doors open to a large walk in cupboard. A door opens to the rear lobby with tiled floor, door opening to a covered area to the side of the property which gives access to the driveway and a gate to the rear, airing cupboard with radiator and slatted shelving, door to the a WC with wash hand basin. From the rear lobby a door also leads to bedroom 3 or additional reception room with a double glazed window to the rear. A door leads from the entrance hall into the main reception room where there is a stone fireplace and hearth and is open to reception room 2, both with large double glazed windows to the front aspect and a further door opening to the rear lobby. From the entrance hall doors lead to - bedroom one with windows to the front and side aspects, bedroom two with windows to the rear and side aspects and the shower room which comprises of a walk in shower cubicle, WC, pedestal wash basin and louvre doors to a built in storage cupboard with shelving.

## Gardens & Outside

The property is approached from the lane via a tarmac driveway with well stocked borders to either side and leads up to the detached garage and provides parking for at least 3 cars. A path leads to the front patio, canopy porch and front gardens and also there is a path to the side door and rear garden via a wooden gate. The detached GARAGE (17' x 12') has a roller door to the front, power, light, double glazed window and a pedestrian door to the rear. The rear garden is accessed from the kitchen to a patio area with gravel areas and beds with flowers, shrubs and plants. A path leads to a covered side gate giving access to the front and steps leading up to the garage pedestrian door. From the patio a lawn with borders to each side leads round to the side of the property where there is a further patio and lawned area with mature trees interspersed, greenhouse, fish pond all enclosed by hedges. Steps lead up to the front patio which overlooks the front awn and the open far reaching countryside views towards Orcop Hill.

## Location

Llanwarne is a village with approx 380 population and is about 5 miles (8 km) from the Welsh border, and approx 6 miles (10 km) north-west of Ross-on-Wye and 7 miles South of Hereford City. The neighboring villages of Wormelow (1.5 miles) and Harewood End (2 miles) both have pubs and there is a regular no 66 bus between Monmouth and Hereford that stops in the village.

## Services

Mains electricity & Water are connected.  
 Drainage is via private septic tank.

## Mobile Phone Coverage

Please see <https://www.ofcom.org.uk/mobile-coverage-checker>

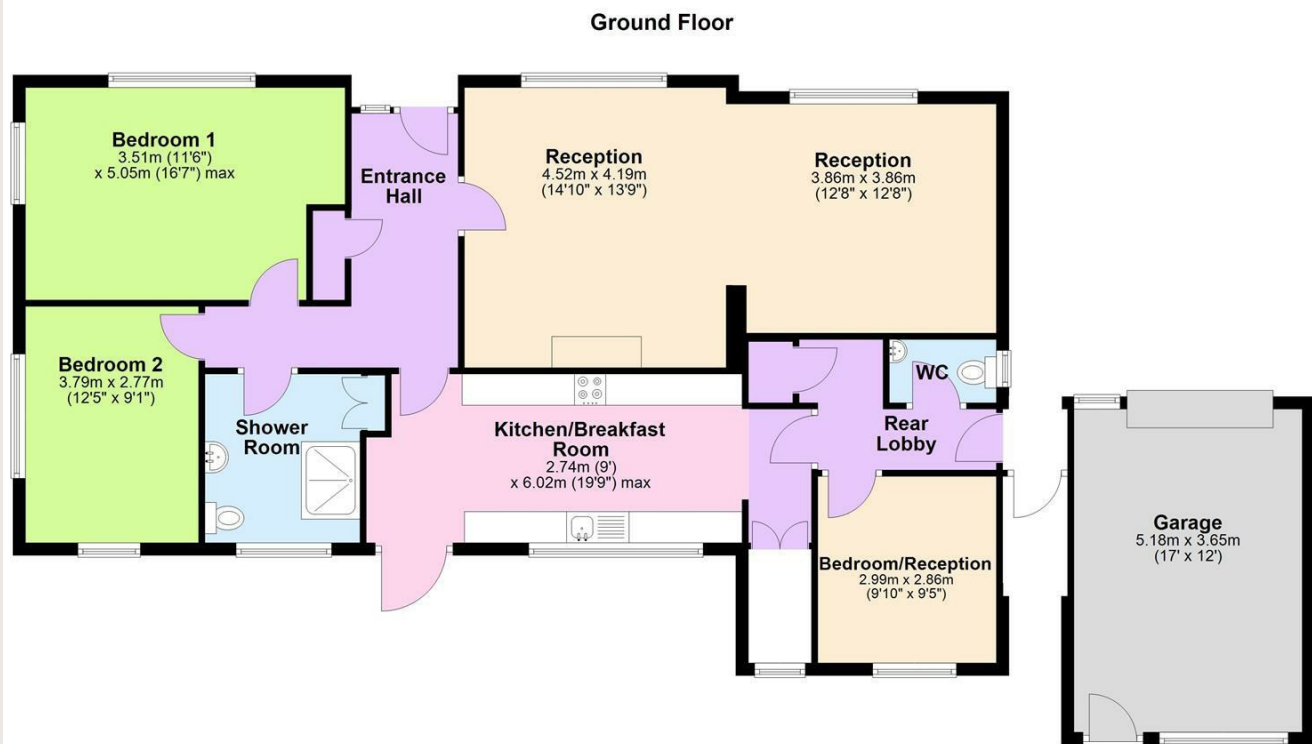
## Broadband

Broadband Download Upload Availability  
 Standard 14 Mbps 1 Mbps Good  
 Superfast 0 Mbps 0 Mbps Unlikely  
 Ultrafast 1800 Mbps 220 Mbps Good  
 Networks in your area - Openreach

## Anti-money laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence

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



Total area: approx. 141.5 sq. metres (1523.0 sq. feet)

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.

## Directions

From the office leave Hereford South on the A49 and continue through the village of Much Birch, after a short distance take a turning right signposted Llanwarne B4348. Take the turning left signposted Llanwarne Village Hall and right at the church ruins, the road has a sharp left bend then a sharp right bend and The Wickets is the 2nd property on the right.  
 What3words://crispy.drilled.laugh

