



Fayre Views Moreton Road, Portway, Burghill, Hereford, HR4 8NF



Sunderlands
Residential Rural Commercial



**Fayre Views
Moreton Road
Portway
Burghill
Hereford
HR4 8NF**

Summary of Features

- Substantial detached bungalow
- Flexible 4 bedroom accommodation
- Large gardens and small paddock
- Views to the front

Asking Price £495,000

A circa early 1960's detached bungalow offering substantial accommodation on one floor, set out of the main village of Burghill midway towards Moreton on Lugg. The property does back onto a quarry but enjoys an elevated position with distant views across the country lane to the west and north. Accommodation is LPG gas central heated and double glazed offering a flexible layout with potential to form an integrated annex. There is a garage, a car port and good sized gardens as well as a useful small paddock.

Situation

Set between the villages of Burghill and Moreton on Lugg in an elevated setting with views to the north and west. The property is strategically well placed for Hereford and Leominster being just half a mile from the A49. The nearest main facilities would be Hereford (4 miles) for shopping, leisure and schooling.

Accommodation in more detail as follows:

Enclosed Porch

Leads to -

Kitchen Area

Being in two parts, having a range of base and eye level units, double oven, work surface with inset sink, four ring gas hob, fitted dishwasher and fridge, double glazed window with views to the Westhope hills in the distance.

Cloakroom

Having WC low flush suite and wash hand basin.

Breakfast Area

With double glazed door to rear and window and doors off to -

Utility

Having plumbing space for washing machine, base units, door to outside and double glazed window. Door also to garage.

Dining Room

Having double glazed window overlooking the rear garden, opening through to -

Sitting Room

Having brick fireplace, recess shelving, double glazed sliding door to rear, double glazed window to front with views.

Main Reception Hall

Being 'L' shaped with cupboard housing Worcester Calor gas, gas central heating boiler.

Bedroom Three

Having fitted wardrobes and double glazed window.

Bathroom

Having bath, pedestal wash basin, bath and double glazed window.

Bedroom Two

Having double glazed window, door to rear and fitted wardrobes.

Bedroom Four

Having double glazed window to front.

Bedroom One

Having double glazed windows, door through to -

Lobby

Having door to outside and window to front.

Wetroom

Having WC low flush suite, shower, pedestal wash basin, double glazed window.



Outside

To the front a driveway provides parking and gives access to the carport as well as the garage. The front gardens comprise wide lawned area with hedge front boundary, garden pond and a rockery bed as well as various shrubs. From here, the views to the front can be fully appreciated. A side gate leads to the rear which are initially paved and generally enjoying a southerly aspect with a wide area of lawn with various shrubs and trees to the borders. There is a brick out shed. Pedestrian gate as well as double gates lead through to a small enclosed level paddock.

Garage

Having roller door, power and light.

Services

Mains water and electricity. Private drainage. LPG gas central heating.

Tenure

Freehold.

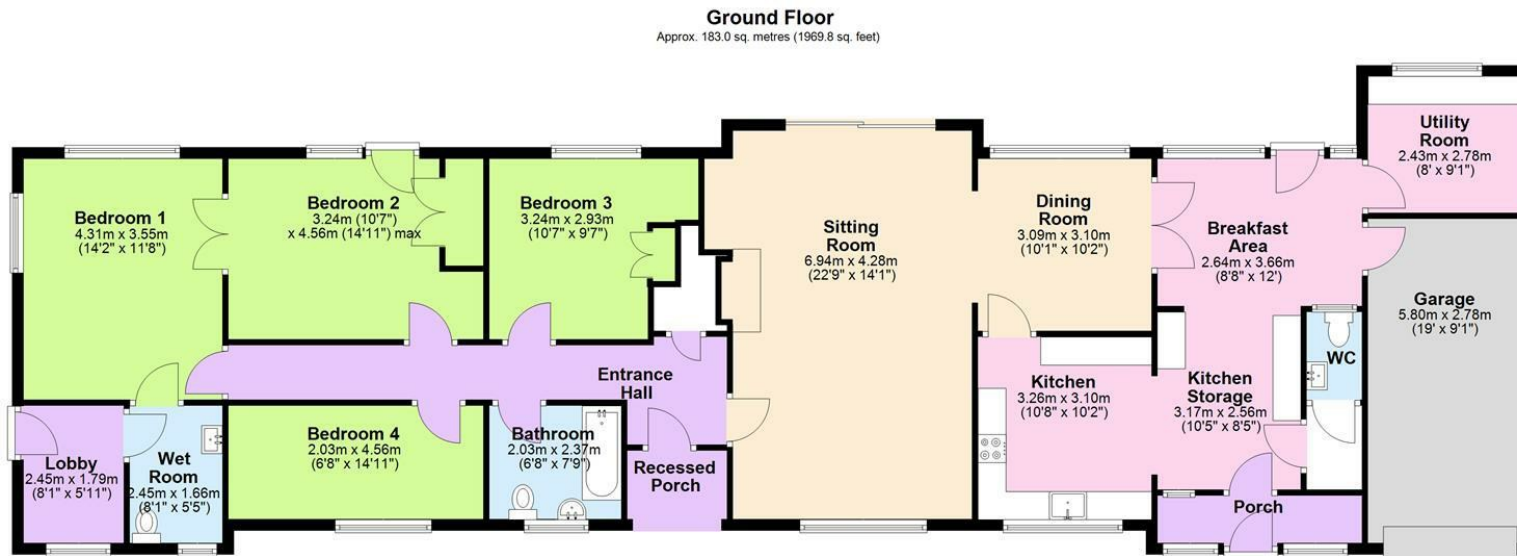
Anti-Money Laundering

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

Directions

Leave Hereford on the Canon Pyon road, the A4110 and after a couple of miles proceed up Portway Bank and at the little cross roads take the right turn onto Moreton Road. Follow the country lane for about quarter of a mile where the property can be seen on the right hand side.





Sunderlands

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.