



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

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In an elevated position joining a by-road in a popular hamlet about 6 miles Bromyard and 8 Hereford. In a south facing position with lovely views from the rear.

A Spacious Three-Bedroom Detached Bungalow Set in a Large Garden. uPVC Double Glazing, Night Storage Heating, Fitted Kitchen, Fitted Carpets or Floor Coverings, Attached Garage.

**MARIGOLD
BURLEY GATE
HEREFORD
HR1 3QS**



Comprising

Entrance Hall, 19' Lounge, Inner Hall, Kitchen, Rear Porch, Three Bedrooms, Bathroom, Garage, Parking, Attractive Front Garden with Magnolia Tree, Large Rear Garden. EPC - E

Offers in the region of £325,000

Marigold, Burley Gate, HEREFORD HR1 3QS

MARIGOLD joins the by-road leading to Much Cowarne and Bishops Frome just a comfortable walk away from the shop, village hall, primary school and the bus stop for the regular Hereford/Bromyard service. It is about 6 miles from Bromyard, with all its local services, 9 from Hereford and 11 Leominster. This deceptively spacious detached bungalow has good-sized gardens front and rear with a mature magnolia tree, lawns, shrubs and fruit trees. From the rear, there are views to the hills of Morton Jefferies.

The bungalow, which is south facing, has uPVC frame double glazed windows and external doors, night storage heating, fitted kitchen, fitted carpets or floor coverings, larger than average single garage with WC and parking.

The accommodation, with approximate measurements, comprises:-

Front door with part glazed panel to

PORCH Board style laminate floor, cupboard to one side, door to kitchen and door to

LOUNGE (19'4" x 11'7") Board style laminate floor, night storage heater, two south facing windows to front, door to

INNER HALL Board style laminate floor, night storage heater, access to loft space, door to

KITCHEN (11'11" x 11'7") Range of base and wall units with white fronts of cupboards and drawers, integral cooker, space and plumbing for dishwasher, spaces for tumble drier and fridge freezer, work surfaces with tiled splashback, inset stainless steel sink, inset four-ring hob with chimney style extractor over. Tile style vinyl floor, two spotlight fittings, walk-in pantry with shelves, window and half glazed door to

REAR PORCH (15'1" x 5'10") of timber frame, box profile roof, window and door facing the attractive rear garden with views to distant hills. Painted concrete floor, plumbing for washing machine and door to garage.

Doors from the inner hall to

BEDROOM 1 (15'9" x 11'7") Fitted carpet, modern electric radiator, south facing window.

BEDROOM 2 (11'10" x 9'6") Fitted carpet, night storage heater, window to rear garden.

BEDROOM 3 (8'10" x 7'10") Fitted carpet, night storage heater, window to rear garden.

BATHROOM White suite of P-shaped bath with tiling, glazed screen and Mira electric shower over, hand basin with tiled splashback, WC. Board style flooring, extractor, ladder style heated towel rail/radiator, window, double doors to airing cupboard with lagged hot water cylinder, immersion heater and shelving.

ATTACHED GARAGE (22'1" x 12'1") with up and over door, concrete floor, light and power points, window to rear, door to kitchen and door to WC.

THE FRONT GARDEN

This is attractively laid out with board fences each side. Concrete drive from the by-road to the garage, front door and paved path. Shaped lawn, borders of shrubs and a mature magnolia tree. A side path to the rear.

THE REAR GARDEN



This is unusually large being bounded by board fences and hedges for privacy.



A paved and a decking sitting area, large lawns, roses and shrubs. Apple, plum and damson trees, vegetable area.

SERVICES

Mains electricity and water. Private drainage.

COUNCIL TAX BAND - E

DIRECTIONS

From Hereford or Bromyard, take the A4106 road. On entering Burley Gate look out for a turn signed Much Cowarne and Bishops Frome. The property is on the left-hand side after a short distance on this by-road.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003510

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working

order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.