



## CHURCH VIEW PENCOMBE

BROMYARD HR7 4SH

£299,995  
FREEHOLD

Detached bungalow in a lovely village location with 2/3 bedrooms, central heating, double glazing, utility room, good-sized garden. Viewing advised.



# CHURCH VIEW PENCOMBE

- Detached bungalow
- Convenient village location
- 3 bedrooms
- Oil fired central heating & double glazing
- Off road parking
- Good sized garden



## Property Description

This attractive detached bungalow is pleasantly located within the heart of the popular village of Pencombe which lies 4 miles from the market town of Bromyard and between the cathedral cities of Worcester with the M5 motorway link (19 miles) and Hereford (13 miles).

Within the village there is a church, primary school and a Parish Hall which serves as a community hub for a range of activities and which also hosts the mobile Post Office service.

The original bungalow has been extended and provides spacious accommodation with oil fired central heating and double glazing, a separate dining area/study and utility room with cloakroom. There is ample off-road parking and a good sized, terraced garden which leads down to a stream.

The property is ideal for retirement.

## Large Entrance Porch

With tiled floor, radiator and door into the

## Entrance Hall

With access hatch to roof space, 2 radiators, smoke alarm and airing cupboard with hot water cylinder.

## Sitting Room

With wood burning stove, store cupboard, radiator and window to rear.

## Bedroom 1

With a radiator and window to the front.

## Bedroom 2

With a radiator and window to the front.

## Bathroom

Fitted with a white suite with bath, wash hand basin, WC, tiled floor, radiator, tiled walls and double glazed window.

## Kitchen/Breakfast Room

With fitted wood effect units, work surface with tiled splash backs, radiator, electric cooker point, there is an oil-fired Rayburn, window to the rear and an archway to

## Dining Area

With radiator, windows to the side and door to

## Bedroom 3

With radiator and windows to the front.

## Utility Room

With wash hand basin with cupboard under, work top with tiled splash back, tiled floor, plumbing for washing machine.

## Pantry

With window and a side entrance door.

## Shower Room

With a tiled shower cubicle with electric fitment and glass screen, wash hand basin, WC, radiator, window and extractor fan.

### Outside

The property is approached via a driveway. The front garden has a garden shed, shrubs, a brick retaining wall with steps leading down to a paved patio area. There is side access to the large rear garden which is terraced and has a gravelled area leading to a lawn and then a lower garden area with ornamental shrubs and fencing beyond which is a stream. There is a garden shed and useful outside light and tap.

### Property Services

Mains water, electricity, and drainage are connected.  
Oil fired central heating

### Outgoings

Water and drainage rates are payable.

### Directions

What3Words

///exit.targeted.uncouth

### Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook  
(01885) 488166

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

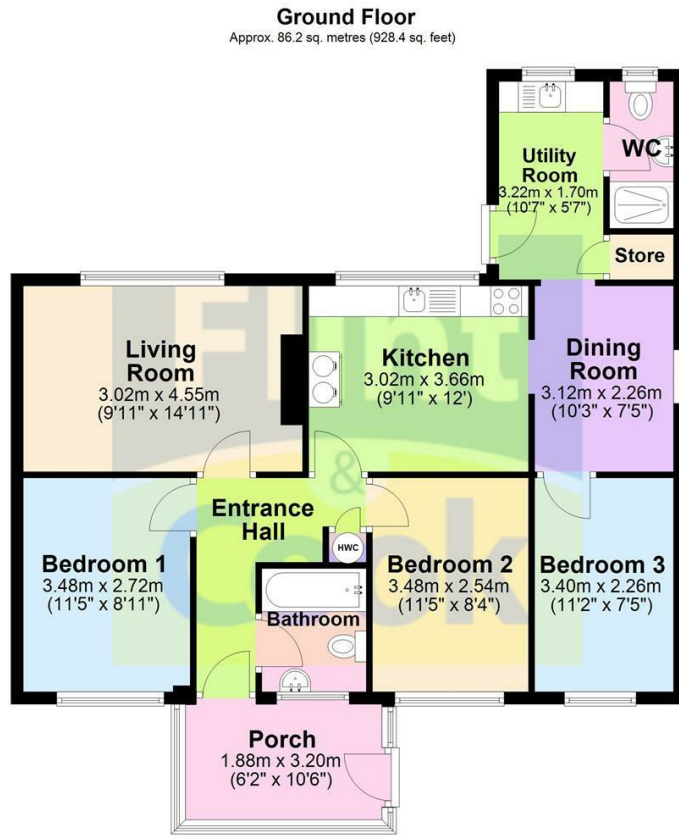
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

## CHURCH VIEW PENCOMBE





Total area: approx. 86.2 sq. metres (928.4 sq. feet)

**EPC Rating: E Hereford Council Tax Band: D**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>			
(39-54) <b>E</b>	43		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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