



## ASH GROVE

HOLME LACY, HEREFORD HR2 6LS

£440,000  
FREEHOLD

Situated in this popular village location is this well presented four/five bedroom detached dormer bungalow offering an ideal home for a family or for those looking to downsize. The property benefits from a single garage, ample driveway parking, low maintenance front and rear gardens and fantastic access and views to open countryside. A viewing is highly recommended.



# ASH GROVE

- Detached dormer bungalow • 4/5 Bedrooms • Front & rear gardens • Garage & driveway parking • Ideal for family living or those downsizing • Popular village location



## Ground Floor

With composite entrance door leading into the

### Entrance Hallway

With wood effect flooring, carpeted stairs leading up to the first floor with useful under stair storage space, three ceiling light points, useful storage space for coats and shoes, useful airing cupboard housing the gas central heating boiler and doors leading into

### Kitchen/Dining Room

Fitted kitchen comprising matte blue wall and base units with wooden work surfaces over, sink and drainer unit with mixer tap over, under counter space for washing machine and dishwasher with space for an American style fridge/freezer and range cooker. There are two double glazed windows, radiator, recess spotlights, a tiled floor flowing into the dining area with access door to the rear garden, double glazed sliding doors out to the conservatory and opening into the living room.

### Living Room

With fitted carpet, two radiators, dual aspect double glazed windows to the front and side, access door leading back into the entrance hall and feature wood burning stove with tiled hearth.

### Conservatory

With wood effect flooring, under floor heating and double glazed windows and doors out to the rear garden.

### Main Bedroom with En-suite

With fitted carpet, radiator, recess spotlights, double glazed window to the rear aspect, large double fitted wardrobe with mirrored sliding doors and door leading into the

En-suite shower room

With fitted corner shower cubicle with bifolding door, tiled surround and mains fitment shower head over, low flush w/c, pedestal wash hand basin, double glazed window, heated towel rail and ceiling light point.

### Bedroom Four/Snug

A flexible space that could be utilised as an additional reception room or as a ground floor double bedroom with fitted carpet, ceiling light point, radiator and double glazed window to the front aspect.

### Bedroom Five/Study

Another flexible space that offers the potential for a further double bedroom or home office space with fitted carpet, ceiling light point, radiator and double glazed window to the front aspect.

### Family Bathroom

Comprising a large roll top bath with part tiled surround, large walk in shower with panelled surround and rainfall shower head over, low flush w/c, wash hand basin with storage below and tiled splash back, heated towel rail, double glazed window, recess spotlights, extractor and tiled floor.

### First Floor Landing

With fitted carpet, velux window and doors leading into

### Bedroom Two

With fitted carpet, recess spotlights, radiator, velux window and double glazed window to the side aspect with views towards open countryside.

### Bedroom Three

With fitted carpet, radiator, recess spotlights, velux window, access hatch to the remaining loft space.

### **Cloakroom**

With bifolding door, low flush w/c, wash hand basin with tiled splash back and storage under, chrome heated towel rail, ceiling light point, extractor and clothes hanging rail.

### **Outside**

The property is approached to the front via a double six bar wooden gate opening into a concrete driveway providing off road parking for several vehicles with side access gate to the rear, access to the garage and with paved pathway leading to the front door and to the additional side access gate. The remainder of the front garden is laid to lawn and enclosed by fencing with an additional five bar wooden gate opening onto an additional parking area. To the front south west facing elevation the property benefits from 16 solar panels. The rear garden is made up of two areas of lawn with a good sized area of patio, two raised decked areas, one leading from the conservatory doors and another with wooden pergola over with outdoor power points. There is a raised bed, outside wooden storage shed, two side access gates, rear access door to the garage and there is also a useful gate leading into the neighbouring field.

### **Single Garage**

With up and over door to the front, light, power, double glazed window and access door from the rear garden.

### **Directions**

From Hereford proceed south on Ross Road, at the second set of traffic lights take the left hand turn onto Holme Lacy Road. Follow this road for approximately 4.5 miles and enter the village of Holme Lacy, proceed over the bridge and take the left hand turning for Ash Grove, the property is situated at the end of the cul de sac.

### **Money Laundering**

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

### **Opening Hours**

Monday - Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 1.00 pm

### **Outgoings**

Water and drainage rates are payable.

### **Property Services**

Mains water, electricity, drainage and gas are connected.  
Gas-fired central heating.

### **Residential lettings & property management**

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

### **Tenure & Possession**

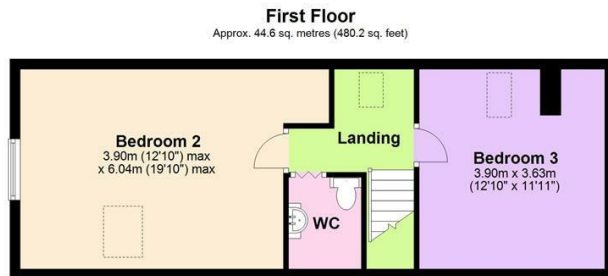
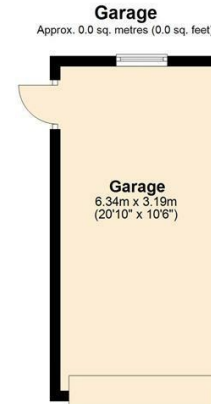
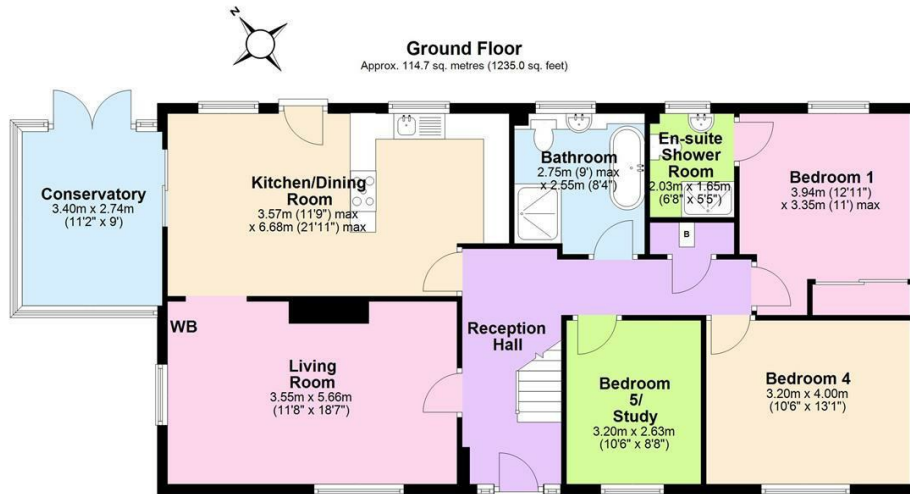
Freehold - vacant possession on completion.

### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

## **ASH GROVE**





Total area: approx. 159.4 sq. metres (1715.2 sq. feet)  
Rivendell, Ash Grove, Holme Lacy, Hereford



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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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