ASHFIELD GARWAY HILL

HEREFORD HR2 8RT

Asking Price £595,000

FREEHOLD

An individually designed detached bungalow in a lovely rural location with spectacular views, 3 bedrooms (one ensuite), double garage, gardens and paddock extending to about 1.7 acres.

Flint & Cook

ASHFIELD GARWAY HILL

• Individual detached bungalow • Lovely rural location • 3 bedrooms, 1 en-suite • Fantastic views across open countryside • Double garage • Enclosed gardens • Paddock - about 1.7 acres • Viewing advised

Introduction

Ashfield is an attractive detached bungalow which occupies a delightfully unspoilt rural location with spectacular views, lying between the cathedral city of Hereford (13 miles) and the market town of Ross-on-Wye (13 miles) and is also well placed for access to Monmouth (11 miles) and Abergavenny (15 miles).

Within the village of Garway itself there is a primary school, public house, church and playing field. The M50 motorway (junction 4) is also accessible (15 miles).

The property was traditionally constructed in the early 1990s and has double glazing, oil central heating and well designed accommodation with the main bedroom having an ensuite shower room, large main living room and a double garage with excellent parking, garden and paddock with the whole extending to approximately 1.7 acres.

Recessed Porch with door to

Entrance Hall

With airing cupboard housing hot water cylinder, storage and cloaks cupboard and hatch to roof space.

Lounge

With open fireplace with brick surround, shelving, two radiators, window to side and patio doors to rear.

Kitchen/Dining Room

Fitted with Oak style base and wall mounted units, worksurfaces, tiled splashbacks, tiled floor, 1½ bowl sink unit, built-in electric oven, four ring hob, extractor hood, built-in dishwasher, radiator, windows to front and side and door to

Utility Room

With sink unit, plumbing for washing machine, space for tumble dryer, oil fired central heating boiler, tiled floor and window.

Cloakroom

With WC, wash hand basin, radiator and window.

Bathroom

With bath with mixer tap shower attachment, wash hand basin, WC, shaver light and point, window and radiator.

Bedroom 1

With fitted wardrobes, radiator and window to front.

Ensuite Shower Room

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

Bedroom 2

With built-in wardrobe, radiator and window to rear.

Bedroom 3

With built-in wardrobe, radiator and window to rear.

Outside

The property is approached through brick pillars with double gates leading to a large Tarmacadam parking and

turning area.

DOUBLE GARAGE with twin up-and-over doors, light, power, two windows and side entrance door.

There is a lawned garden, large paved patio, outside water tap, lights, oil storage tank and access into the PADDOCK which is enclosed by stockproof fencing and hedging with separate access.

The whole property extends to approximately 1.7 acres.

Property Services

Mains water and electricity. Private drainage system. Oil fired central heating.

Outgoings

Water rates are payable. Private drainage - Septic Tank.

Directions

What3Words///major.loudness.lasted

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

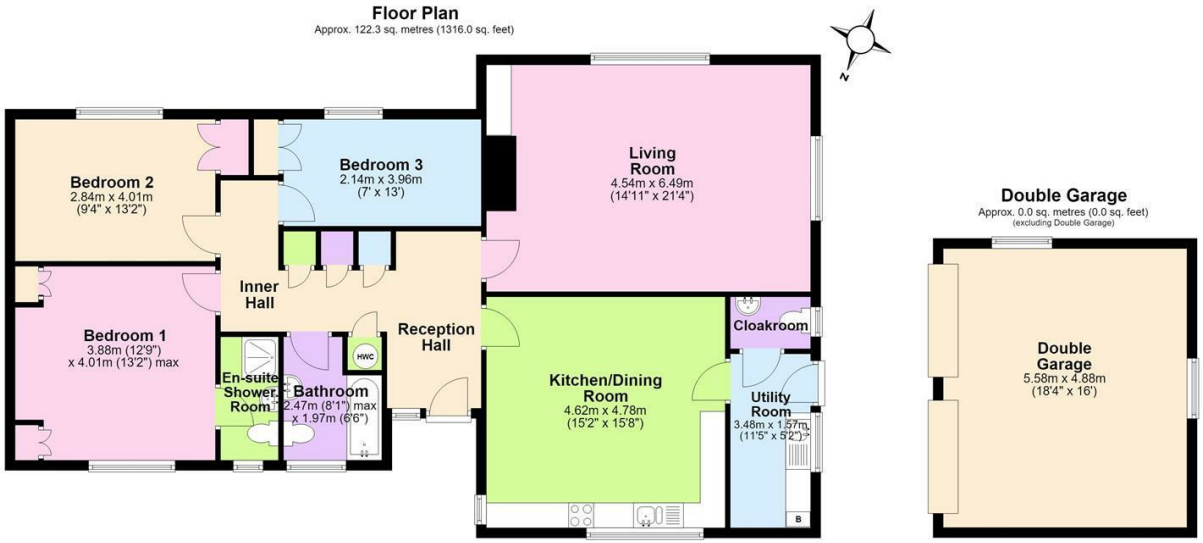
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

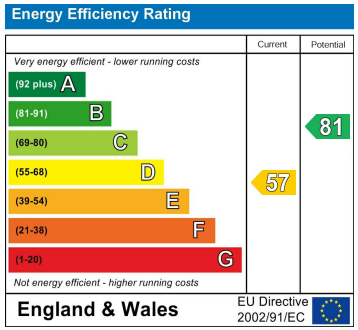
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

ASHFIELD GARWAY HILL



Total area: approx. 122.3 sq. metres (1316.0 sq. feet)

Ashfield, Garway Hill, Hereford



EPC Rating: D 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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