6 STEPSTILE

LYONSHALL, KINGTON HR5 3LG

Asking Price £325,000

FREEHOLD

Situated in this quiet cul-de-sac location within the village of Lyonshall, a well presented two double bedroom detached bungalow offering ideal retirement accommodation and being sold with the added benefit of no onward chain.

Flint & Cook

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• Detached bungalow • Village location • Sold with no onward chain • Two double bedrooms • Driveway, garage & south facing garden • Ideal for retirement

With recessed entrance porch and entrance door leading into the

Entrance Hall

With vinyl flooring, two ceiling light points, radiator, double fitted storage cupboard for coats and shoes, additional airing cupboard, loft hatch and doors into

Living Room

A spacious lounge with a large double glazed window to the front aspect, central ceiling light, fitted carpet, radiator, gas fireplace with feature surround and door leading into the

Kitchen/Dining Room

A spacious kitchen/dining room comprising a modern fitted kitchen with a range of fitted wall and base units, ample work surface space over and tiled splash backs. The kitchen benefits from integrated appliances to include, sink and drainer unit, four ring hob, electric oven and dishwasher. There is ample space for dining with a central ceiling light over and recess spotlights to the kitchen area, double glazed sliding doors open from the dining space and there is a double glazed window overlooking the rear garden from the kitchen, a door leads back into the entrance hall and into the

Utility Room

Comprising a range of fitted units, work surface space with a single drainer sink unit, there is under counter space for a washing machine and space for a freestanding fridge/freezer, wall mounted gas central heating boiler, double glazed window and door to the rear garden, door into the garage, ceiling light point and radiator.

Bedroom One

A spacious main bedroom with double glazed window to the front aspect, two single fitted storage cupboards with ample space for further wardrobes, central ceiling light, radiator and fitted carpet.

Bedroom Two

Another spacious double bedroom with two useful fitted single wardrobes, a large double glazed window to the rear garden, fitted carpet, radiator and ceiling light point.

Shower Room

A modern fitted shower room comprising a large double width walk in shower with mains fitment shower head over and panelled surround, pedestal wash hand basin, chrome heated towel rail and double glazed window.

Toilet

With low flush w/c, radiator and double glazed window.

Outside

To the front there is a driveway providing off road parking, a good sized area of lawn, access to the single garage and to the side access gates. The south facing rear garden is made up of a mix of patio and lawn with three raised planters, an array of plants and shrubbery and is enclosed by fencing.

Single Garage

With up and over door to the front, single glazed window to the side aspect, wall mounted fuse box, light and power.

Directions

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.

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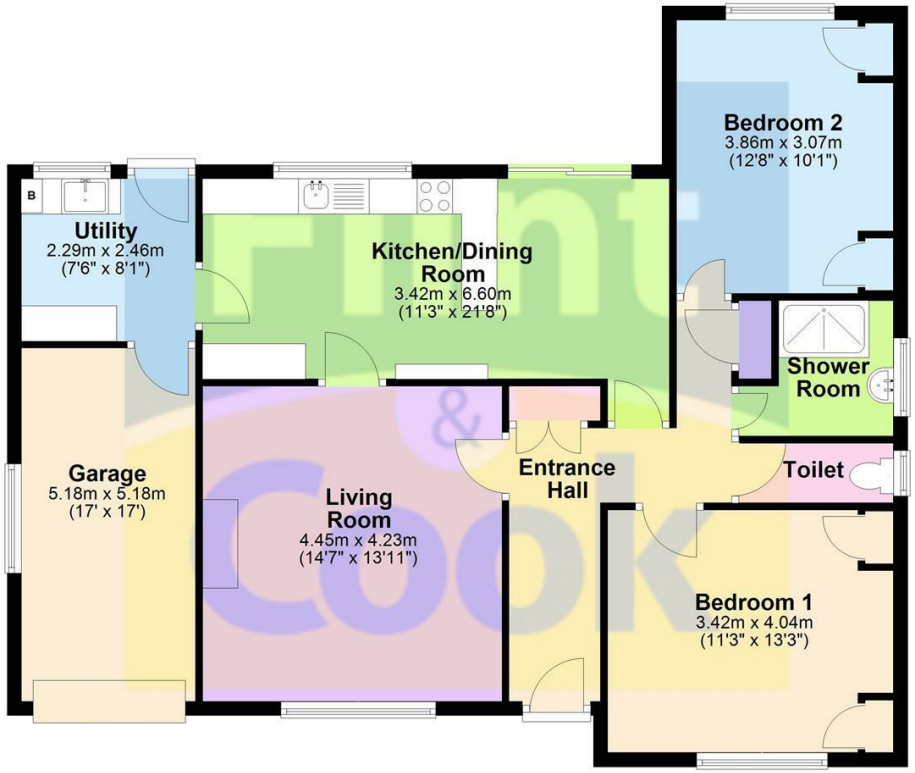
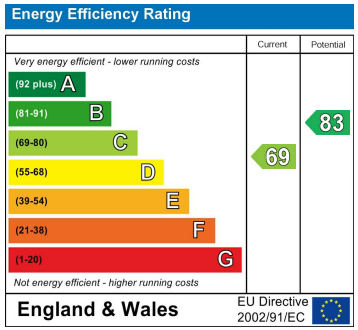
Ground Floor

Approx. 101.2 sq. metres (1089.3 sq. feet)



Total area: approx. 101.2 sq. metres (1089.3 sq. feet)



EPC Rating: C Herefordshire Council Tax Band: D

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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