



WHISTLERS WOOD MADLEY

HEREFORDSHIRE HR2 9PJ

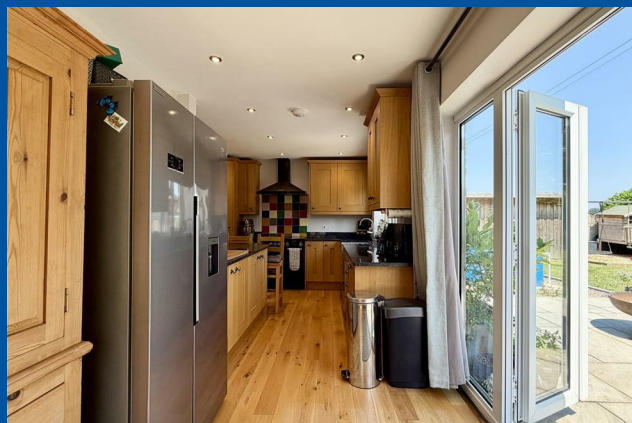
£395,000
FREEHOLD

Set on the outskirts of the popular village of Madley, a well presented three bedroom detached bungalow which has been modernised throughout offering ideal accommodation for a family or those looking to downsize. The property benefits from ample driveway parking, a large rear garden and spacious and flexible accommodation throughout. A viewing is highly advised.



WHISTLERS WOOD MADLEY

- Well presented throughout • Three bedroom detached bungalow • Large drive & rear garden • Popular village location • Ideal for a family or those downsizing • Must be viewed!



With canopy porch and wooden entrance door leading into the

Entrance Hallway

A spacious reception hall with wood effect flooring, two ceiling light points, radiator, ample space for coat and shoe storage with doors leading to

Kitchen/Dining/Family Room

A spacious kitchen/dining/family room comprising a modern fitted kitchen comprising a range of fitted wall and base units with granite work surfaces and up stands, there is a useful breakfast bar, freestanding rangemaster cooker with cooker hood over, Belfast sink, under counter space for a dishwasher and space for a freestanding fridge/freezer. The dining room has a radiator, recess spotlights and double glazed window to the front aspect with a door leading into the living room. Within the kitchen there is a double glazed window overlooking the rear garden, there are French doors to the rear patio with an additional window to the side, and radiator.

Living Room

A bright and airy lounge with dual aspect double glazed windows to the side and front, there is fitted carpet and a feature brick fireplace with wood burning stove, wooden mantle and tiled hearth.

Bedroom One

A spacious main bedroom with fitted carpet, ceiling light point, radiator, double glazed window to the front aspect and ample space for wardrobes.

Bedroom Two

A second spacious double bedroom with fitted carpet, ceiling light point, radiator and double glazed window to the front aspect.

Bedroom Three

A third double bedroom with fitted carpet, central ceiling light, radiator, double glazed window to the rear aspect and ample space for wardrobes.

Bathroom

A full suite comprising panelled bath with part tiled surround, a large walk in shower with mains fitment shower head over and tiled surround, wash hand basin with storage below, low flush w/c, heated towel rail, tiled floor, recess spotlights and double glazed window.

Utility

With space and plumbing for a washing machine and tumble dryer, a useful storage cupboard, radiator, tiled floor, wall mounted fuse box and a door into the

Cloakroom

Comprising a low flush w/c, wash hand basin with storage under, cupboard housing the gas central heating boiler and double glazed window to the rear aspect.

Outside

To the front there is a good sized driveway providing off road parking for several vehicles, with a good sized area of lawn. To the rear there is a fantastic garden space with the French doors opening out onto a large patio perfect for entertaining. The garden extends to a large

area of lawn with a fenced vegetable garden and chicken run. There is an area laid to bark and a further area laid to stone. There is a good sized steel framed storage shed with light and power. There are two side access gates with useful log store and outside power points.

Directions

From Hereford, head south on Belmont Road proceeding onto the A465 Abergavenny Road, take the right hand turning signposted for Clehonger & Madley. Proceed through the village of Clehonger & into Madley Village heading past the pub and school and taking the right hand turning towards Bridge Sollers, the property is situated on the right hand side as indicated by the agents for sale board.

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

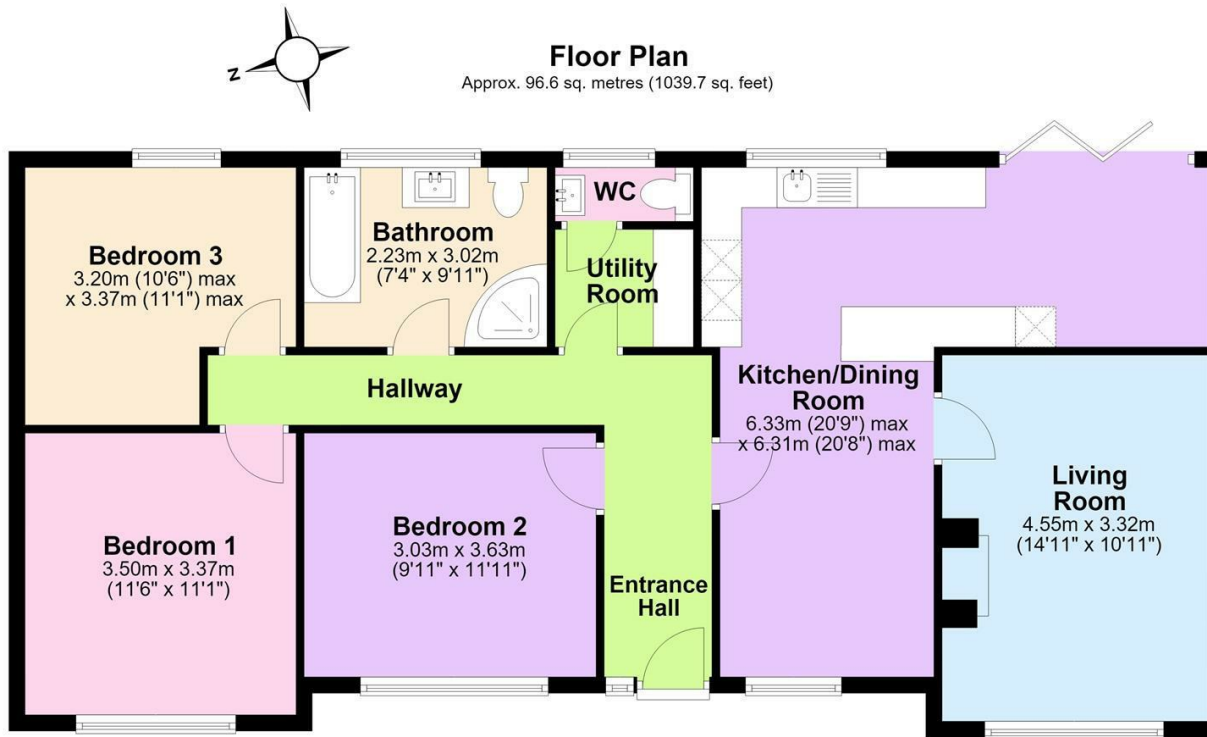
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

WHISTLERS WOOD MADLEY





Total area: approx. 96.6 sq. metres (1039.7 sq. feet)

Whistlers Wood, Madley, Hereford

EPC Rating: C Hereford Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

