



Kintyre

Church Road, Lyde, Hereford, HR1 3AB



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£325,000

An opportunity to purchase a family home in need of renovation

- 3 bedroom detached dwelling
- Good size gardens
- In need of renovation
- No onward chain

FOR SALE BY PRIVATE TREATY



Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.

LOCATION

The property is located within the charming village of Lyde, 3 miles North of Hereford. Set against a backdrop of open countryside, the village provides a quiet setting ideal for those looking for a quieter location while remaining well connected to main routes and transport links.

THE PROPERTY

Kintyre is a well-proportioned family home which offers huge potential for modernisation and improvement throughout. The property offers traditional, versatile accommodation arranged over two floors with a practical layout well suited to modern family living.

DESCRIPTION

Kintyre is of brick under tile construction. The property provides an entrance porch which leads into the hallway with a large lounge to the left providing the main reception area. To the rear there is a kitchen which boasts a pantry and connects to a separate dining room to the left and utility to the right. The utility also benefits direct access to the garden and garage. The property benefits from UPVC.

Upstairs comprises of two good size double bedrooms which benefit from fitted wardrobes. There is a third smaller bedroom making an ideal single room, nursery or study along with a family bathroom. Additional storage is provided by an airing cupboard off the landing.

Outside provides a great space, benefitting from off road private parking and having a front and rear garden.

To the rear boundary of the property there is a separate parcel of pasture land which could be used to extend the garden which extends to approximately 440m².



SERVICES

The property is connected to mains water, electricity and foul drainage. The property is heated via wall mounted electric heaters with electric immersion heater.

TENURE & POSSESSION

Freehold with vacant possession upon completion.

METHOD OF SALE

The property is offered for sale by Private Treaty.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights of way whether public or private, light support drainage water and electricity supplies together with all the rights of way obligations, easements and wayleaves, whether referred to in these particulars or not.

MONEY LAUNDERING REGULATIONS

Within the terms of the Money Laundering Regulations (MLR2017) all potential purchasers making an offer will be required to produce two forms of identity, acceptable examples are a recent utility bill and photographic ID (passport or photographic driving licence).

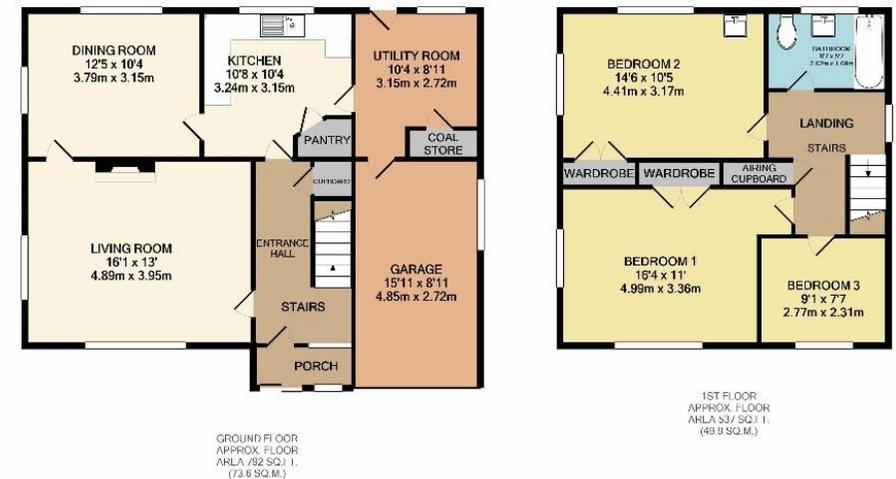
COUNCIL TAX

Local Authority is Herefordshire
Council Tax Band: D

VIEWING

Viewing is strictly by appointment only, to arrange a viewing, please call our office on 01746 762666.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		



GROUND FLOOR
APPROX. FLOOR
AREA 782 SQ. FT.
(73.6 SQ. M.)

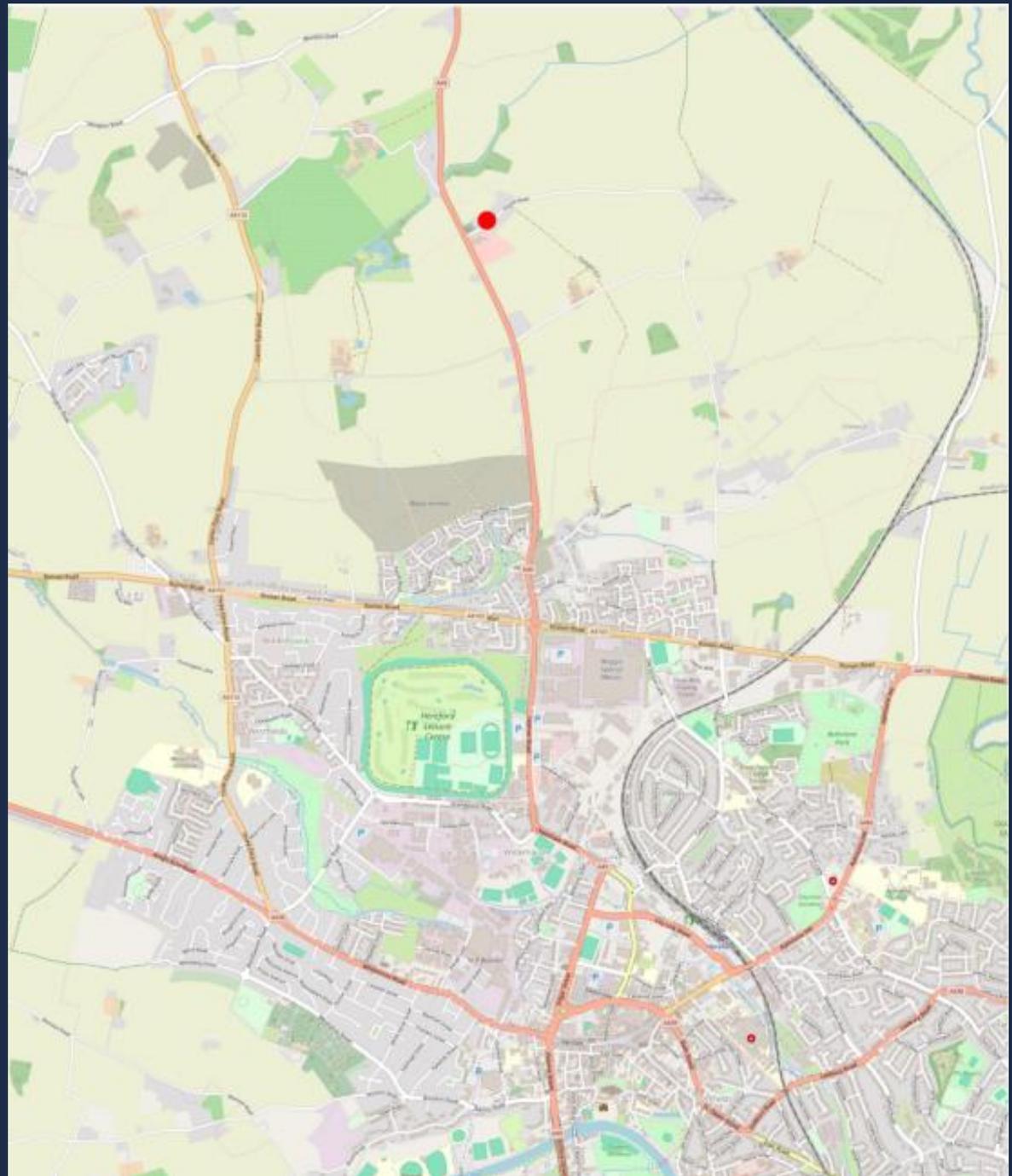
1ST FLOOR
APPROX. FLOOR
AREA 537 SQ. FT.
(49.9 SQ. M.)

TOTAL APPROX. FLOOR AREA 1330 SQ. FT. (123.5 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metroplan 6/2020





NOCK DEIGHTON AGRICULTURAL LLP Livestock & Auction Centre, Tasley, Bridgnorth, Shropshire WV16 4QR
Tel: 01746 762666 email: reception@nockdeighton.co.uk www.nockdeightonagricultural.co.uk

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