



Hillcrest Little Birch, Hereford, HR2 8BD



Sunderlands
Residential Rural Commercial



**Hillcrest Little Birch
Hereford
HR2 8BD**

Summary of Features

- Detached individual bungalow
- Set off a quiet lane in south Herefordshire
- 2 bedrooms, garage and gardens
- Interesting project for cash buyers.

Price Guide £225,000

A detached non estate Woolaway style bungalow set in this delightful tucked away location amongst the rolling countryside of south Herefordshire.

Set along an unadopted lane shared only by a couple of properties, the bungalow offers much potential for either renovation or redevelopment. The accommodation is oil central heated and briefly comprises; Entrance Hall, two good sized Reception Rooms, Kitchen with Utility, two Bedrooms, bathroom and rear Conservatory. There is good parking double garage and mature gardens.

A particular feature of this property is its location, and its easy access, straight from the door, to some lovely walks along green lanes and footpaths.

Situation:

Little Birch is a much favoured area in south Herefordshire away from main roads and yet still convenient for Hereford and the towns of Ross on Wye and Monmouth. There are some lovely walks along green lanes and footpaths to the woodlands of Aconbury Hill and Athelstan.

The accommodation in more detail comprises;

Front door leads to -

Reception Hall

With door off to -

Dining Room

With window to front and door to Kitchen as well as arch through to -

Living Room

With picture window to front, wood burning stove and door to rear.

Kitchen

Having a range of base units with cooker space, stainless steel single drainer sink unit, space for fridge and opening through to -

Utility Room

With work surface area and door to -

Conservatory

A rear extension, being almost full width with windows and a door to the rear.

Bedroom 1

Having window.

Bedroom 2

Having window to front.

Bathroom

With window, bath, pedestal wash hand basin, WC low flush suite.

Outside:

A drive provides parking for a few cars, where there is an area of lawn. The remainder of the garden is paved and enclosed within high screening Conifer hedging with an array of further individual trees with paths giving access to different levels of the garden and a ornamental pond. There is a Double Garage 5.88m x 6.78m and parcel of land next to a small stream.

Services:

Mains water and electricity. A shared, recently installed, fully environmentally compliant, treatment plant. Oil-fired central heating.

Tenure:

Freehold.

Agents Note

As the property is of Woolaway construction, Hillcrest is only suitable for cash buyers.







Directions

From Hereford, proceed in a southerly direction along the A49, turning left after approximately 5 miles at the top of the Callow (signposted Kings Thorn). Turn left again after approximately 3/4 of a mile, opposite a wooden bus shelter (signposted Little Birch). Continue to the bottom of Barrack Hill turning right. Proceed along the road for approximately 1 mile, ignoring the right hand turn to Little Birch Church. Follow the road around to the left and downhill and take the gravel drive to the right, running parallel with the brook, passing the property called Bellwood, where Hillcrest will then be seen on the left hand side. What3Words: baked.softly,funky



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Hereford Branch

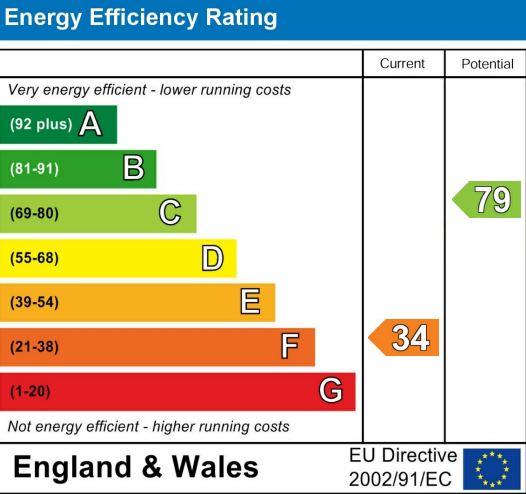
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