



**Grey Gables, Allensmore, Hereford, HR2 9AQ**  
**Price £415,000**



# Grey Gables Allensmore Hereford

A wonderful individual detached bungalow located in the heart of the village of Allensmore in rural Herefordshire approx 4 miles South West of the city. Set within a 1/3 acre plot of well stocked, mature gardens, including fruit trees and rose bushes, there is also the added benefit of ample parking and a large detached garage.

The well appointed and spacious accommodation includes a large open plan kitchen/dining room/family room with updated kitchen units, quartz worktops and range cooker, a separate living room with dual aspects over looking the gardens and three double bedrooms.

VIEWING IS ESSENTIAL TO APPRECIATE ALL ON OFFER - CALL 01432 266007 TO MAKE YOUR APPOINTMENT

- Detached bungalow
- Three double bedrooms
- Kitchen/dining room
- Separate living room
- Popular village location
- Mature gardens 1/3 acre
- Detached garage
- Ample parking space
- Church views
- Viewing recommended

Material Information

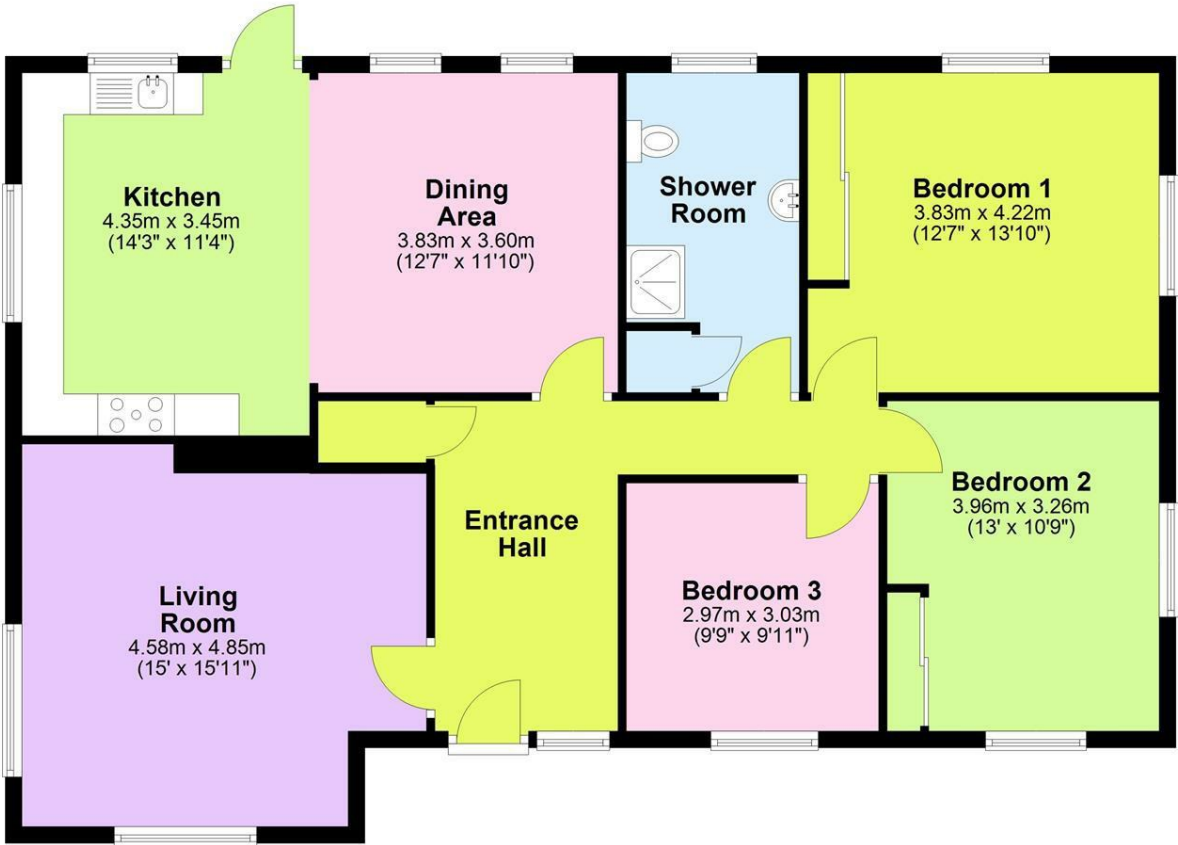
**Price** £415,000  
**Tenure:** Freehold  
**Local Authority:** HerefordshireCouncil  
**Council Tax:** E  
**EPC:** D (60)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Please note that the dimensions stated are taken from internal wall to internal wall.

## Ground Floor



Total area: approx. 112.0 sq. metres (1205.9 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

### Dimensions

Kitchen/Dining rm - 23'02" x 12'07"  
Living room -15'11" x 13'04"  
Bedroom 1 - 12'07" x 11' 07"  
Bedroom 2 - 13'0 x 10'10"  
Bedroom 3 - 9'11" x 9'08"

### Property Description

The property is entered into a spacious entrance hall with oak wooden floor, storage cupboard and doors leading off. The living room is light and airy due to the dual aspect windows to the front and side and fitted shelving. From the hall a door opens into the dining area of the open plan family room with windows to the side and rear aspects and a tiled floor which flows through to the kitchen where there is a further window and door to the rear and a matching range of cupboards and drawers under a quartz worktop with inset ceramic sink, range cooker and integrated dishwasher and washing machine.

The shower room is fully tiled with walk in shower cubicle, pedestal wash hand basin, WC and useful built in storage cupboard.

Bedrooms one and two are both good sized double rooms with dual aspect windows and fitted wardrobes, bedroom three is currently used as a study.

The vendor has advised that the roof space is partitioned into rooms ready for conversion, subject to the appropriate consents and permissions

### Gardens and Parking

The property is approached from the lane via a gateway to the tarmac driveway with well stocked borders to either side and leads to the detached garage and provides parking for at least 4 cars. A path leads to the canopy porch, front and side gardens with partial walled garden and also wooden gate to the rear..

The detached GARAGE (25' x 10') has an up and over door to the front, power, light and window to the side and a pedestrian door to the rear with separate storage area.

The gardens are well stocked with a large variety of plants, shrubs, flowers, bushes and trees. The front garden has a lawn and spring meadow area, The rear is accessed from the kitchen to a patio area with a path that leads to a graveled seating area and a lawn with borders to each side and mature rose bushes and fruit trees including apple, pear and cherry lead you through to the rear which overlooks open agricultural land.

### Services

There is mains electricity, water and drainage connected to the property. The heating is oil fired.

### Location

Allensmore is a village located on the A465 road about 4 miles (6 km) south-west of Hereford. There is a 14th century church of Saint Andrew and a village hall in the village. The surrounding area is of a tranquil and rural character with a generally flat and low-lying landscape of mixed arable farming and livestock surrounded by more distant hills such as The Black Mountains.

### Broadband

Full fibre broadband available  
Up to 1600 Mbps download speed  
Up to 115 Mbps upload speed  
Networks in your area - Openreach

### Mobile Phone Coverage

<https://www.ofcom.org.uk/mobile-coverage-checker>

### Anti-Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

### DIRECTIONS

Leave Hereford on the A465 Abergavenny Road, after going straight over the Tesco roundabout continue for approx 1.7 miles and then turn left signposted Allensmore. Follow this road all the way into Allensmore village and when you can see the church directly in front of you, the property is on the left. What3words///often.gathering.tweed





