



Avalon, Much Birch, Hereford HR2 8HT



Sunderlands
Residential Rural Commercial



**Avalon,
Much Birch,
Hereford
HR2 8HT**

Summary of Features

- Detached individual bungalow
- Tucked away accessible position
- 3 Bedrooms, 3 Receptions
- Private gardens, good parking & garage

Asking Price £475,000

A detached brick built bungalow nestled adjacent to the village church in this private tucked away location. This delightful detached bungalow offers ideal retirement or family accommodation which has been extended and remodelled, now providing three bedrooms, study, three reception rooms including a good sized sun lounge, kitchen, en-suite shower room and family bathroom. Set on a good sized private plot with drive providing excellent parking and turning area, the property has a garage to the side and level gardens to both front and rear. To fully appreciate the property's accessible but tucked away location a closer inspection is recommended.

Situation

Much Birch lies about 7 miles south of Hereford being well placed for Monmouth and Ross on Wye. From either of those centres strategically well placed for access to The Midlands and South Wales. Much Birch has a primary school, hotel, church, Doctors surgery as well as a bus service to Hereford or Ross on Wye. In the neighbouring village of Wormelow there is a shop and public house. Hereford Steiner Academy is about two miles.

Accommodation

Accommodation in more detail as follows:

Double glazed front door

Leads to -

Enclosed Porch

Double glazed windows, tiled flooring, door through to -

Reception Hall

With radiator, airing cupboard.

Cloakroom

Having WC low flush suite, wash hand basin and radiator.

Living Room

A good sized room having exposed brick fireplace with timber lintel over and fitted wood burning stove, double glazed window, radiator, sliding door through to -

Sun Lounge

With radiator, double glazed windows, pitched roof and double glazed doors opening to front garden.

Dining Room

Having double glazed window, double glazed double doors to rear garden and radiator.

Kitchen

Having granite worktops with inset one a half bowl sink, range of base and eye level units, four ring electric hob with extractor over, double oven, fitted dishwasher and microwave, fitted fridge freezer and washing machine. Double glazed door and window to rear.

Bedroom One

Having double glazed window to rear, radiator, deep walk-in dressing area with hanging rails, door to -

En-suite Shower

With shower cubicle, wash hand basin, radiator and double glazed window.

Bedroom Two

Having double glazed window to front, radiator, door to -

Study

With radiator and double glazed window to front.

Bedroom Three

Having radiator and double glazed window.

Bathroom

Comprising bath, WC low flush suite, wash hand basin, shower cubicle, double glazed window and radiator.

Outside

Splayed tarmac drive with five bar gate leading to a wide parking turning area for a number of cars and in turn gives access to the garage.

Garage

Having up and over door, power and light, pedestrian door to rear, oil fired central heating boiler.

Gardens

To the front the gardens are laid to lawn and enclosed with a high screen hedging/fencing along with some mature trees such as Willow. There is a sun house which has power and light with a decked area for seating. An access gate leads to the rear which again is privately enclosed within hedging and walling, is laid to lawn giving way to a paved area with flower beds. There is a shed and wood store.

Services

Mains water, electricity. Private drainage. Oil fired central heating. Superfast Broadband.

Directions

Leave Hereford south on the A49 as if going towards Ross on Wye. Proceed to the top of the Callow and continue along the main road passing The Pilgrim Hotel on the right ignore the turn for Tump Lane and take the right turn next to the church. Past the surgery on the right hand side and the property can be seen shortly after on the right hand side.

Agent's Note:

The property has an car electric charging point.

Anti Money Laundering:

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.







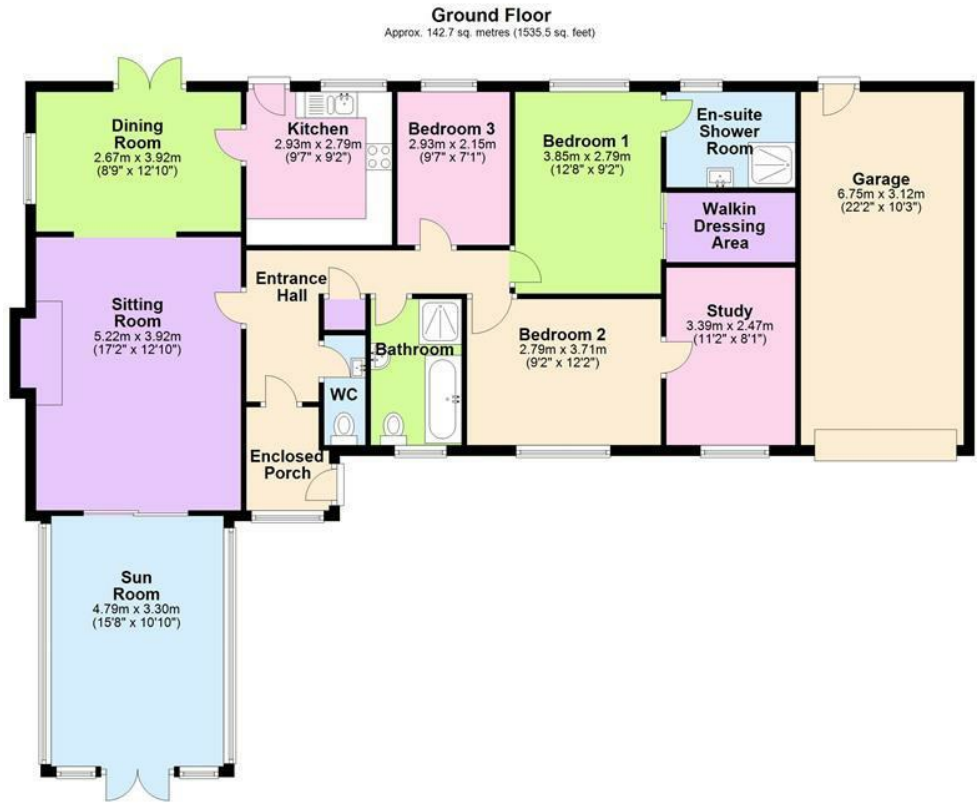
Sunderlands

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Total area: approx. 142.7 sq. metres (1535.5 sq. feet)

Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.