



LITTLE BIRCH IS A RURAL VILLAGE MIDWAY BETWEEN HEREFORD (SIX MILES) AND ROSS-ON-WYE (SIX MILES). THE VILLAGES OF MUCH BIRCH, WORMELOW AND KINGSTHORNE HAVE AN ACTIVE COMMUNITY MUCH OF WHICH CENTRES AROUND THE PARISH CHURCH, VILLAGE HALL, DOCTORS'SURGERY AND THE PRIMARY SCHOOL AT MUCH BIRCH. WORMELOW HAS A VILLAGE CRICKET GROUND AND THERE IS ACCESS TO A LOCAL SHOP, PUBLIC HOUSE, CHURCH, VILLAGE HALL ETC;..

&NBSP;

### **DESCRIPTION**

A TWO BEDROOMED BUNGALOW SET IN A GOOD SIZED GARDEN WITH AN ELEVATED POSITION WITH FAR-REACHING SOUTHERLY VIEWS TOWARDS AGRICULTURAL FIELDS AND BEYOND. THE BUNGALOW HAS BEEN IMPROVED IN RECENT YEARS WITH UPVC DOUBLE GLAZING, CAVITY WALL & LOFT INSULATION.

&NBSP;

THE BUNGALOW, CONSTRUCTED CIRCA 1968, IS IN NEED OF SOME LARGELY COSMETIC MODERNISATION.

&NBSP;

THE BUNGALOW HAS SCOPE FOR INCREASING THE BEDROOM CAPACITY OF THE PROPERTY BY POSSIBLY EXTENDING INTO THE ROOF SPACE AND/OR EXTENDING THE ACCOMMODATION TO THE SIDE. PURCHASERS SHOULD OBTAIN THEIR OWN ADVICE IN RELATION TO THIS.

&NBSP;

### **DIRECTIONS**

THERE ARE SEVERAL WAYS OF GETTING TO THE PROPERTY. PROBABLY THE EASIEST WAY IS TO TRAVEL FROM HEREFORD ON THE A49 THEN AFTER APPROXIMATELY 4 MILES, TURN LEFT SIGNPOSTED KINGSTHORNE. AFTER HALF A MILE, TURN LEFT (ALMOST OPPOSITE THE BUS SHELTER) THEN TAKE THE SECOND RIGHT DOWN LITTLE BIRCH ROAD, THIS LANE BECOMES MESNE LANE. AT THE T JUNCTION TURN LEFT UP NEW ROAD. CONTINUE ALONG THE LANE AND AFTER ABOUT 300 METRES, THE BUNGALOW IS LOCATED ON THE CORNER OF SCHOOL LANE AND NEWTOWN LANE.

&NBSP;

### **ACCOMMODATION**

&NBSP;

FRONT DOOR INTO:-

&NBSP;

CONSERVATORY&NBSP; (1.44M X 6.90M)

A LONG NARROW SOUTH-FACING CONSERVATORY ACCESSIBLE FROM BOTH THE FRONT DOOR AND THE LIVING ROOM. ALSO THERE IS A SIDE DOOR TO SMALL OUTSIDE TERRACE / SEATING AREA.

&NBSP;

HALL&NBSP; (1.44M X 6.90M)

CARPETED WITH RADIATOR, ELECTRIC WALL HEATER AND HALL CUPBOARD. PENDANT LIGHT, BATTERY POWERED SMOKE ALARM AND ACCESS INTO THE ROOF VOID.

&NBSP;

DOUBLE BEDROOM&NBSP; (4.20M X 3.63M) + (1.16M X 3.45M &NDASH; BAY WINDOW)

CLOSE CARPETED, DIMPLEX ELECTRIC HEATER, PENDANT LIGHT. THIS BEDROOM HAS A BAY WINDOW WITH SOUTHERLY VIEWS OVER OPEN FIELDS.

&NBSP;

DOUBLE BEDROOM (3.02M X 3.61M)

DOUBLE PANELLED RADIATOR, CLOSE CARPETED, PENDANT LIGHT.

&NBSP;

WC (1.01M X 1.67M)

VINYL TILED FLOOR, PART TILED WALLS, OBSCURE GLAZED WINDOW, LOW LEVEL WC, PENDANT LIGHT.

&NBSP;

SHOWER ROOM (1.68M X 2.31M)

SHOWER CUBICLE, WASH HAND BASIN WITH STORAGE UNIT BELOW. AIRING CUPBOARD WITH HOT WATER CYLINDER AND IMMERSION HEATER. PENDANT LIGHT, PART TILED WALLS, OBSCURE GLAZED WINDOWS, SMALL ELECTRIC RADIATOR.

&NBSP;

&NBSP;

&NBSP;

LIVING ROOM&NBSP; (4.24M X 4.60M)

A GOOD SIZED LIVING ROOM WITH FEATURE TIMBER FLOORBOARDS.&NBSP;  
FIREPLACE WITH MANTELPIECE AND WOOD BURNING STOVE.

SERVING HATCH TO KITCHEN. DIMPLEX ELECTRIC HEATER. ACCESS FROM THIS ROOM LEADS TO THE CONSERVATORY.

&NBSP;

KITCHEN (3.00M X 3.68M)

MODERN WALL AND BASE UNITS BELOW GRANITE EFFECT WORK SURFACE. PART TILED WALLS, EXTRACTOR FAN, SINK WITH DRAINER. FUSE BOARDS WITH SOME CIRCUIT BREAKERS, ELECTRIC STRIP LIGHT.

&NBSP;

SIDE PORCH&NBSP; (1.60M X 4.64M)

DOOR TO OUTSIDE, STORAGE CUPBOARD.

&NBSP;

### **GARDEN & GROUNDS**

THE BUNGALOW IS SITUATED WITHIN ITS GARDENS WHICH ARE LARGELY TO LAWN. THERE IS A DRIVEWAY WITH PARKING FOR SEVERAL CARS AND A FEW TIMBER SHEDS / WOOD STORES. THE GARDENS ARE QUITE PRIVATE ARE THERE ARE A NUMBER OF MATURE TREES

&NBSP;

### **COUNCIL TAX BAND**

HEREFORDSHIRE COUNCIL 01432 260000.

&NBSP;

### **EPC & FLOORPLAN**

AN ENERGY PERFORMANCE CERTIFICATE HAS BEEN ORDERED AND A FLOOR PLAN IS ATTACHED TO THE DETAILS

&NBSP;

### **SERVICES**

MAINS WATER (ON A METER) & ELECTRICITY. PRIVATE SEPTIC TANK DRAINAGE

&NBSP;

## **VIEWING**

VIEWINGS ARE **STRICTLY BY APPOINTMENT** THROUGH ARKWRIGHT OWENS,  
ACTING AS SOLE AGENTS WITH SOLE SELLING RIGHTS-&NBSP; TELEPHONE&NBSP;  
(01432) 267213 OR JONATHAN OWENS (0795) 0961238

&NBSP;

## **AGENTS NOTE**

ARKWRIGHT OWENS HAS NOT TESTED APPARATUS, EQUIPMENT, FITTINGS, OR SERVICES AND SO CANNOT VERIFY THAT THEY ARE IN WORKING ORDER. THE BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR OR SURVEYOR. THE PHOTOGRAPH MAY HAVE BEEN TAKEN WITH THE USE OF A WIDE-ANGLE OR ZOOM LENS. ALL ROOM SIZES ARE APPROXIMATE AND IF MEASURED INTO A RECESS THEN THIS IS INDICATED. THE PROPERTY IS SOLD IN THE AFOREGOING PARTICULARS. ANY ITEM NOT MENTIONED HEREIN IS SPECIFICALLY EXCLUDED. DRAFT NOV 4<sup>TH</sup> 2013.

**ACCOMMODATION:** 2 BEDROOMS, 2 RECEPTIONS,

**GUIDE PRICE** £237,500

## **SITUATION**

Little Birch is a rural village midway between Hereford (six miles) and Ross-on-Wye (six miles). The villages of Much Birch, Wormelow and Kingsthorpe have an active community much of which centres around The Parish Church, Village Hall, Doctors' Surgery and the Primary School at Much Birch. Wormelow has a village cricket ground and there is access to a local shop, public house, church, village Hall etc.....

## **DESCRIPTION**

A two bed roomed bungalow set in a good sized garden with an elevated position with far-reaching southerly views towards agricultural fields and beyond. The Bungalow has been improved in recent years with UPVC double glazing, cavity wall & loft insulation.

The bungalow, constructed circa 1968, is in need of some largely cosmetic modernisation.

The bungalow has scope for increasing the bedroom capacity of the property by possibly extending into the roof space and/or extending the accommodation to the side. Purchasers should obtain their own advice in relation to this.

## **DIRECTIONS**

There are several ways of getting to the property. Probably the easiest way is to travel from Hereford on the A49 then after approximately 4 miles, turn left signposted Kingsthorpe. After half a mile, turn left (Almost opposite the bus shelter) then take the second right down Little Birch Road, this lane becomes Mesne Lane. At the T junction turn left up New Road. Continue along the lane and after about 300 metres, the bungalow is located on the corner of School Lane and Newtown Lane.

## **ACCOMMODATION**

FRONT DOOR INTO:-

CONSERVATORY (1.44m x 6.90m)

A long narrow south-facing Conservatory accessible from both the front door and the Living Room. Also there is a side door to small outside terrace / seating area.

HALL (1.44m x 6.90m)

Carpeted with radiator, electric wall heater and Hall cupboard. Pendant light, battery powered smoke alarm and access into the roof void.

DOUBLE BEDROOM (4.20m x 3.63m) + (1.16m x 3.45m - Bay window)

Close carpeted, Dimplex electric heater, pendant light. This bedroom has a Bay window with southerly views over open fields.

DOUBLE BEDROOM (3.02m x 3.61m)

Double panelled radiator, close carpeted, pendant light.

WC (1.01m x 1.67m)

Vinyl tiled floor, part tiled walls, obscure glazed window, low level WC, pendant light.

SHOWER ROOM (1.68m x 2.31m)

Shower cubicle, wash hand basin with storage unit below. Airing cupboard with hot water cylinder and immersion heater. Pendant light, part tiled walls, obscure glazed windows, small electric radiator.

LIVING ROOM (4.24m x 4.60m)

A good sized Living Room with feature timber floorboards. Fireplace with mantelpiece and wood burning stove.

Serving hatch to Kitchen. Dimplex electric heater. Access from this room leads to the Conservatory.

KITCHEN (3.00m x 3.68m)

Modern wall and base units below granite effect work surface. Part tiled walls, extractor fan, sink with drainer. Fuse boards with some circuit breakers, electric strip light.

SIDE PORCH (1.60m x 4.64m)

Door to outside, storage cupboard.

## **GARDEN & GROUNDS**

The bungalow is situated within its gardens which are largely to lawn. There is a driveway with parking for several cars and a few timber sheds / wood stores. The gardens are quite private are there are a number of mature trees

## **COUNCIL TAX BAND**

Herefordshire Council 01432 260000.

## **EPC & FLOORPLAN**

An Energy Performance Certificate has been ordered and a Floor plan is attached to the details

## **SERVICES**

Mains water (on a meter) & electricity. Private septic tank drainage

## **VIEWING**

Viewings are **strictly by appointment** through Arkwright Owens, acting as sole agents with sole selling rights- Telephone (01432) 267213 or Jonathan Owens (0795) 0961238

**AGENTS NOTE**

Arkwright Owens has not tested apparatus, equipment, fittings, or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. The photograph may have been taken with the use of a wide-angle or zoom lens. All room sizes are approximate and if measured into a recess then this is indicated. The property is sold in the foregoing particulars. Any item not mentioned herein is specifically excluded. Draft Nov 4<sup>th</sup> 2013.

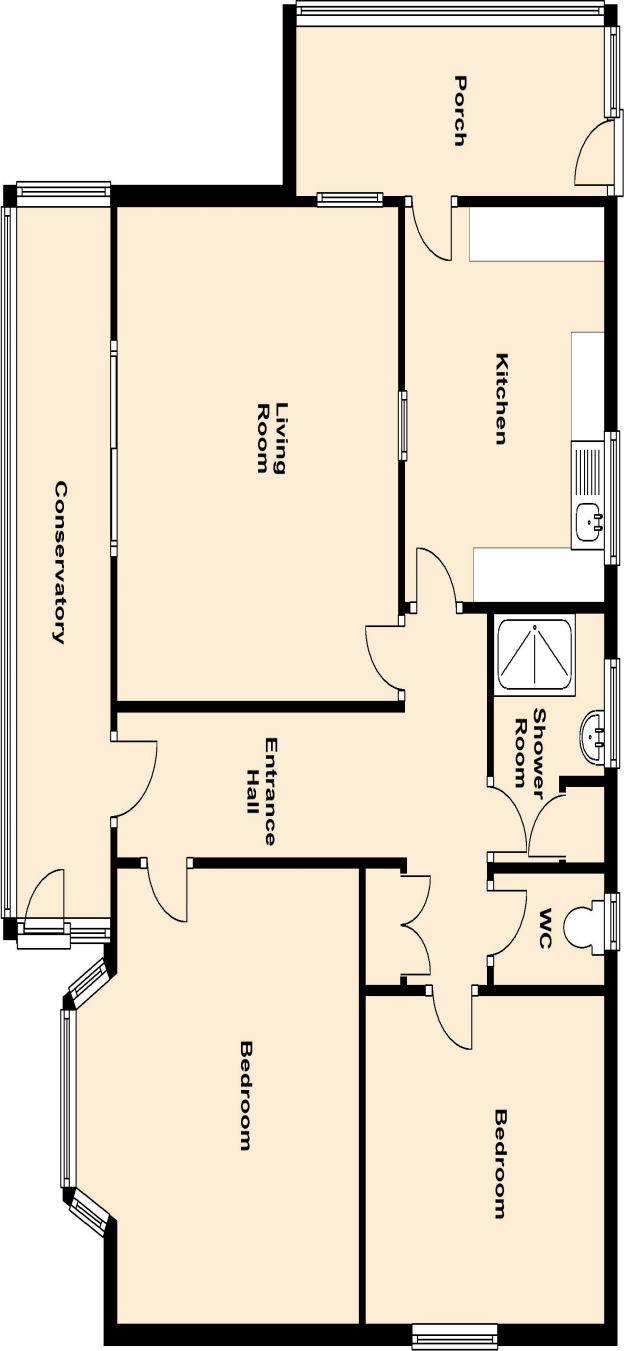


## Other Images





# Floorplan



**Ground Floor**  
Approx. 94.9 sq. metres (1021.1 sq. feet)

Total area: approx. 94.9 sq. metres (1021.1 sq. feet)  
Not to scale for identification purposes only  
Plan produced using The Mobile Agent.