



Craiglynne, Moreton Road, Burghill, Hereford, Herefordshire HR4 8NF

£300,000



Craiglynne, Moreton Road

Burghill, Hereford, HR4 8NF

A spacious 3 bedroom bungalow located in a quiet rural location north-west of Hereford. With double glazing, large gardens and grounds of approximately 0.25 acres, plus workshop and Garage, it offers generous accommodation on the edge of this much loved village.

- Quiet Rural Location, North of Hereford
- 2/3 Bedroom Detached Bungalow
- Large Dining Room & Lounge, Kitchen
- 3 Double Bedrooms
- Utility, Workshop, Garage
- 0.25 Acre Gardens/Grounds

£300,000
Freehold

To arrange a viewing please contact us on

t. 01432 344 779

hereford@bill-jackson.co.uk

www.bill-jackson.co.uk



Situation

Situated on the edge of the village of Burghill which can be located north west of Hereford city. The village itself has a primary school and popular golf course with further amenities nearby in Tillington having village stores and superb public house - The Bell Inn. Hereford city is only a short drive away (Approximately 4.5 miles) which offers an excellent range of amenities to include leisure centre, racecourse, restaurants, shopping and cinema.

Description

The property is approached via a private driveway giving access to the garage and turning area. There are gardens to the front, side and rear. The front gardens are mainly laid to lawn, well stocked with shrubs and flower borders.

A Porch provides covered access into the property and into the spacious Entrance Hall with storage cupboard. A door leads into the Dining Room with double doors out to the gardens and an open way into the large Lounge - it is a fantastic social space with picture window to side, sliding patio doors to the gardens, and central fireplace.

A door from the Entrance Hall leads into the fitted kitchen with a range of wall level and low level cupboards, fitted electric oven and electric hob, stainless steel sink unit, tiled flooring and splashbacks. There is access into an inner hall with door into Bedroom 3 and access to the Utility Room having fitted cupboards and sink unit.

All Bedrooms are doubles and have fitted wardrobes. Off the Entrance Hall is access to the Bathroom with three piece suite having bath with electric shower over.

The rear gardens are mainly laid to lawn with mature trees, vegetable plot, two greenhouses, two sheds, plant borders and large patio area. There is a large Garage and Workshop attached to the property which offers useful hobby and storage space as well as secure parking.

Services

Mains Electricity, Mains Water, Private Drainage (Septic Tank). Oil Fired Central Heating

Council Tax

Herefordshire Council - Band E - £2142.46 payable 2018/19

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

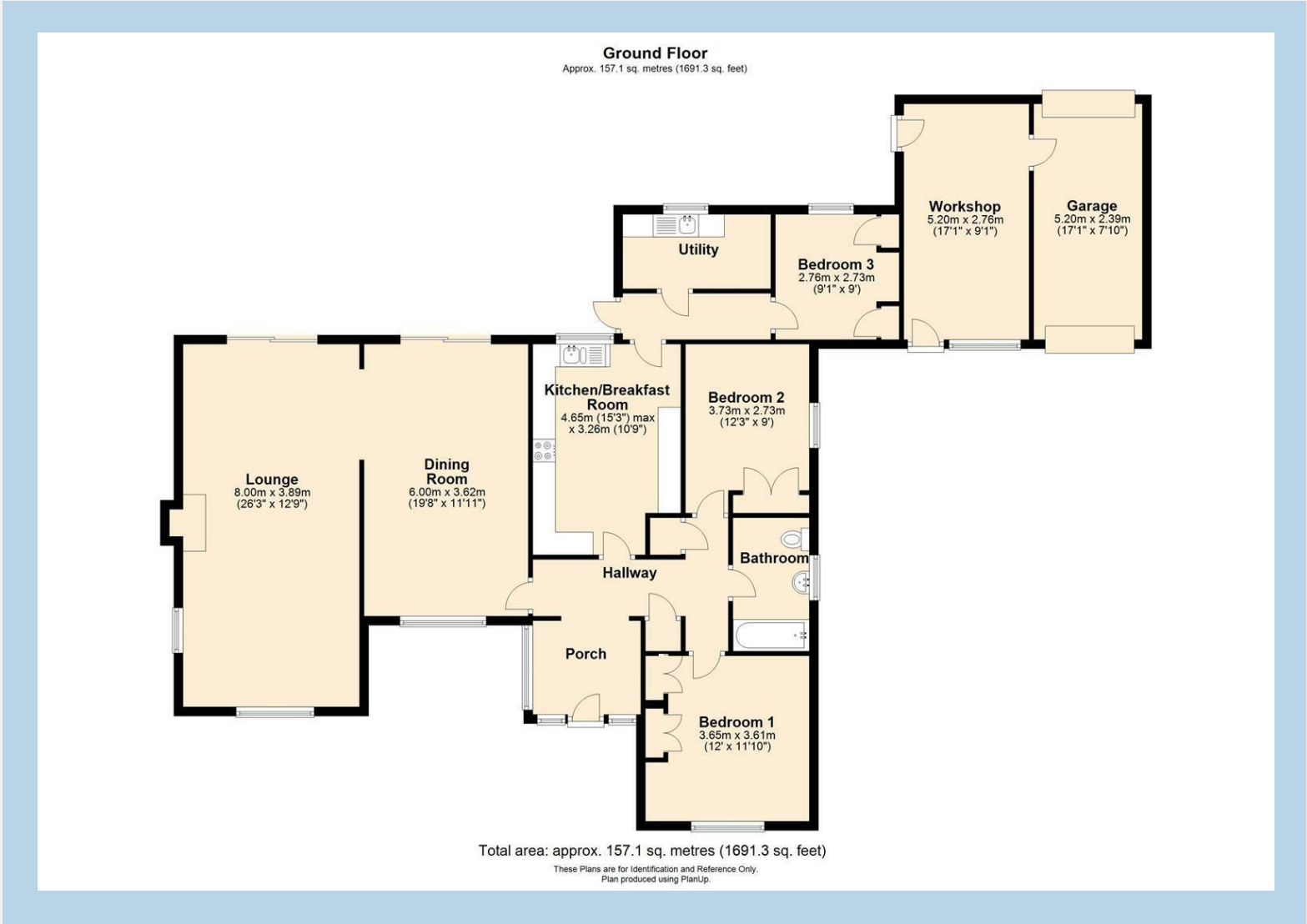
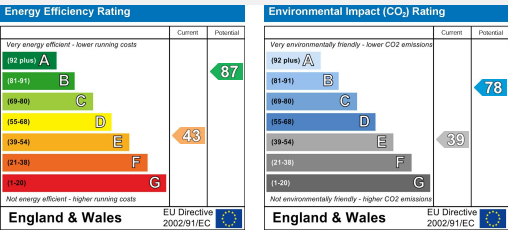


Directions
From the city centre, proceed west on Whitecross Road. At the roundabout, take the third exit onto Three Elms Road. Proceed past Whitecross School on your left hand side until you reach the traffic lights. Go straight over onto the A4110 and proceed for approximately 1.5 miles taking the right hand turn signposted to Portway (opposite the left hand turn for Burghill). Craiglynne is the first property on the left hand side.

Jackson Property
for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

March 2019



Jackson International - for themselves and the owners/landlords of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.