



6 Tump Lane, Much Birch, Hereford, Herefordshire, HR2 8HW

£190,000

jackson  
property



# 6 Tump Lane

Much Birch, Hereford, HR2 8HW

3 Bedroom Semi-Detached Home | Private Gardens & Parking | Living Room | Dining Room | Kitchen | Family Bathroom | Semi-Rural Location

- 3 Bed Semi-Detached Home
- Semi-Rural Location
- Well Planned Accommodation
- Dining Room
- Living Room, Kitchen
- Family Bathroom
- Front and Rear Gardens
- Parking

**£190,000**  
**Freehold**

To arrange a viewing please contact us on

t. 01432 344 779

[hereford@bill-jackson.co.uk](mailto:hereford@bill-jackson.co.uk)

[www.bill-jackson.co.uk](http://www.bill-jackson.co.uk)





#### Situation

The property is located in an elevated position of Tump Lane benefitting from good access roads and local bus services to Hereford City with expansive views over the rural Herefordshire Countryside spanning as far as the Black Mountains. In the nearby village of Wormelow there is a public house, garage and close by renowned Steiner Academy. The property lies 7 miles north of the market town of Ross On Wye with its excellent M50 motorway links. The village of Much Birch has excellent local amenities to include local pubs, doctors surgery & pharmacy,

#### Description

The property is approached by a private driveway offering amply parking with laid lawn frontage and access to the rear.

The Living Room has a really homely feel and plenty of space to relax. An open way leads through to the Dining Area with feature bay window. Double doors from the Living Room open onto the rear gardens and ensure the space has much light.

The Kitchen features a range of matching base and wall units, single sink and drainer, space and plumbing for a washing machine, built-in fridge freezer, standalone oven with extractor fan over and breakfast bar.

On the first floor is the Master Bedroom with built-in storage cupboards, good size second bedroom and third bedroom. The Family Bathroom has a 3 piece suite to include shower over bath.

Outside, there is a patio and laid lawns to the rear, surrounded by hedging giving privacy.

#### Services

Mains Electricity, Water and Drainage. Oil Central Heating

#### Council Tax

Herefordshire Council - Band B

#### Viewings

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

#### Directions

Proceed out of Hereford on the A49 Ross Road and follow the road for approximately 11 miles, staying on the A49. Upon reaching the village of Much Birch, proceed past the primary school and Pilgrim Hotel and Tump Lane can be found on the right. Proceed along this road and in approximately 450 feet turn right where you can find Number 6.



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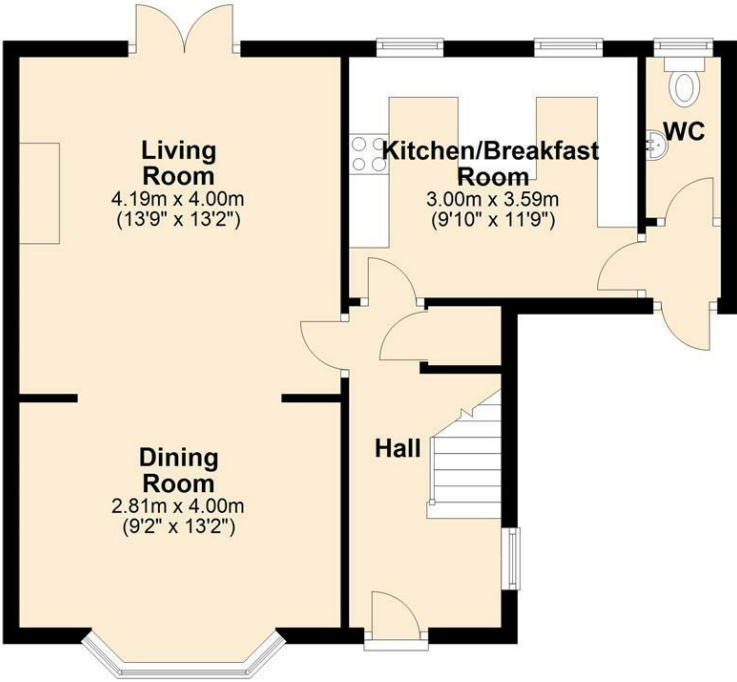
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December 2019

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very energy efficient - lower running costs</div> <div>(94 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div>			
	81		74
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div>			
			56
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

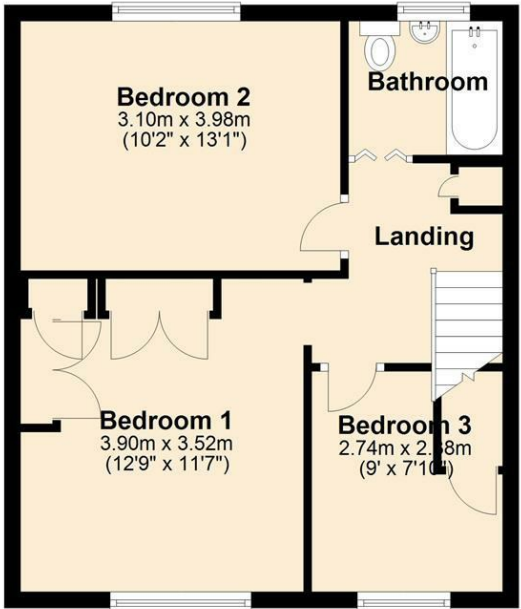
**Ground Floor**

Approx. 51.1 sq. metres (549.9 sq. feet)



**First Floor**

Approx. 42.6 sq. metres (458.2 sq. feet)



Total area: approx. 93.7 sq. metres (1008.1 sq. feet)

These Plans are for Identification and Reference Only.  
Plan produced using PlanUp.

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