



JonathanWright
estate agents



Rim A Will Church Road, Eardisland, Herefordshire HR6 9BP. No Onward Chain £365,000

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PROPERTY FEATURES

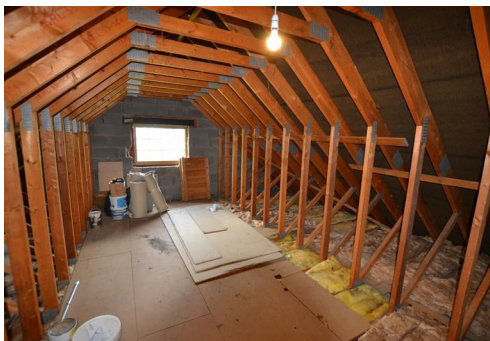
- **Detached Bungalow**
- **2 Bedrooms**
- **Lounge**
- **Kitchen/Dining Room**
- **Family Bathroom**
- **Gas Central Heating**
- **Garage & Parking**
- **Gardens to Front and Rear**
- **Village Location**

To view call 01568 616666



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SERIOUS OFFERS CONSIDERED

Situated in the attractive and sought after village of Eardisland, a well presented detached bungalow offering gas fired centrally heated and UPVC double glazed accommodation to include a reception hall, lounge with bay window and wood burning stove, a modern kitchen/dining room with appliances, 2 double bedrooms, modern bathroom, large attic space offering potential for conversion and outside an attractive garden to front, good size garden to rear, large driveway with parking for vehicles and a detached garage with lighting.

The property is situated in a delightful and tucked away position, near to the village church and close by are 2 village pubs, tea rooms, a village hall and only a short drive away is the market town of Leominster offering good amenities.

A recess porch with outside lighting, quarry tiled floor and a UPVC double glazed entrance door opening into a wide reception hall.

The reception hall has wood effect flooring, smoke alarm and a door opening into the lounge. The good size lounge has a UPVC double glazed bay window to front, a UPVC double glazed window to side and a feature fireplace with a wood burning stove standing on a hearth with a mantle shelf over. There is wall lighting and a continuation of the wood effect flooring.

Off the lounge is a modern kitchen/dining room having wooden working surfaces, with an inset sink unit with a mixer tap over, cupboards under and also an integral dishwasher and washing machine. The working surfaces continue with base units to include cupboards and drawers, an integral fridge and freezer and built into the working surface is a 4 ring gas hob with an electric oven under and a concealed extractor hood with light over. There is a centre island with cupboard, drawers and wine racks and the kitchen also has a range of matching eye-level cupboards, a housing unit with an integral microwave, a continuation of the wood effect flooring, room for a dining table, a UPVC double window to side and French doors opening out to the rear garden.

From the reception hall a large inspection hatch gives access to the roof space having good ceiling height and is mainly boarded with a window to side and lighting. The roof space has potential for further conversion, subject to local authority regulations. From the reception hall a door opens into a useful

storage cupboard with fitted shelving and doors lead off to the bedroom and bathroom accommodation. Bedroom one has a UPVC double glazed window to front, a useful recess with hanging rail, ample room for bedroom furniture and TV aerial point.

Bedroom two is also a double bedroom having a UPVC double glazed window to front and a recess with hanging rail.

From the reception hall a door opens into the bathroom having a modern suite to include a side panelled bath with a main fed shower over and a glass screen, a low flush W.C, wash hand basin with drawers under and a vanity unit to side. The bathroom has tiled splashbacks, a frosted UPVC double glazed window to rear, extractor fan and a heated towel rail.

OUTSIDE.

The property is situated in a most attractive and sought after position just off Eardisland village centre, backing onto the village church. There is a long driveway with plenty of parking for vehicles, a lawned garden with floral and shrub borders and the driveway continues to the side of the property through a secure gate with additional parking for vehicles on splayed driveway.

At the end of the driveway an up and over door gives access into a detached garage.

GARAGE.

The good size garage has power, lighting, storage within the roof rafters, window to the rear and a door giving access to the rear garden.

REAR GARDEN.

The property enjoys a good size which is safe and secure. The rear garden has a seating area with outside cold water tap, a good size lawned garden, well maintained hedging, fencing to boundaries, outside lighting and to the side of the property is an attractive wild garden.

SERVICES.

Mains water, mains electricity, gas central heating and private drainage shared with the neighbouring property. The electricity is by a pre-payment meter.

ROOMS AND SIZES

- Reception Hall
- Lounge

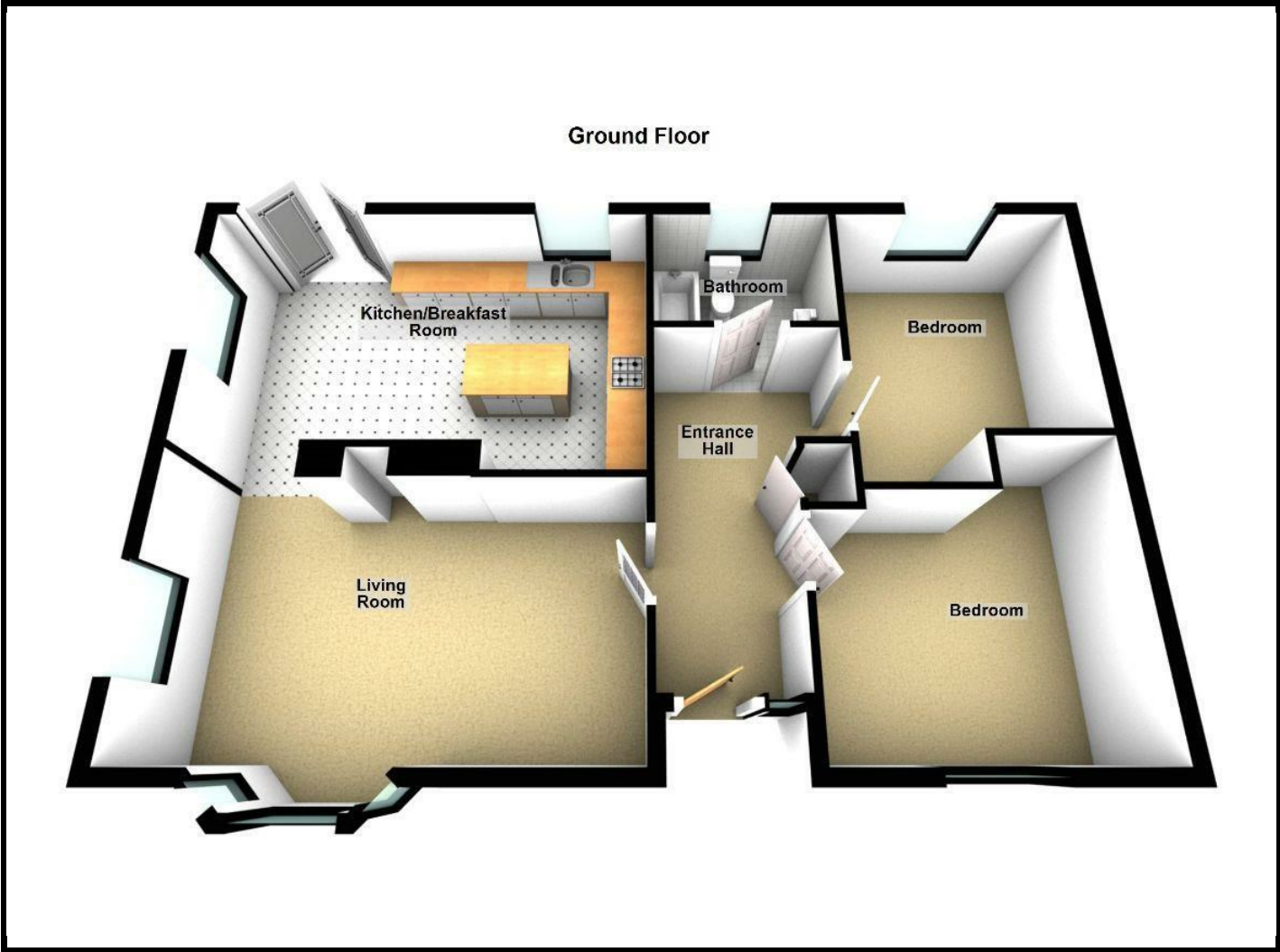
5.69m x 3.20m (18'8" x 10'6")
- Kitchen/Dining Room

5.72m x 3.25m (18'9" x 10'8")
- Bedroom One

3.73m x 3.73m (max) (12'3" x 12'3" (max))
- Bedroom Two

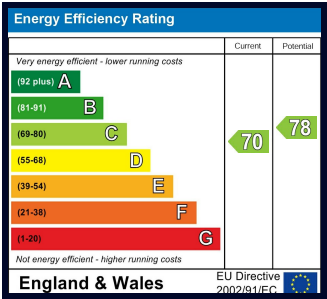
3.78m x 3.10m (12'5" x 10'2")
- Bathroom
- Garage

5.28m x 3.38m (17'4" x 11'1")
- Rear Garden



PROPERTY INFORMATION

Council Tax Band - D
Property Tenure - Freehold



Appliances
Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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