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92 Bearcroft, Weobley, Herefordshire HR4 8TD. No Onward Chain £295,000

**92 Bearcroft
Weobley
Herefordshire
HR4 8TD**

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PROPERTY FEATURES

- Detached Bungalow
- 2 Bedrooms
- Lounge/Dining Room
- Galley Kitchen
- Conservatory
- Bathroom
- Garage
- Gardens To Front And Rear
- Village Location



To view call 01568 616666



Situated in a pleasant cul-de-sac not far from Weobley village centre a detached modern bungalow offering oil fired centrally heated and double glazed accommodation to include an reception hall, lounge/dining room, galley kitchen, 2 bedrooms, rear conservatory, modern bathroom and outside gardens to both front and rear, a private drive with parking for several motor vehicles, single garage and all within walking distance of open fields and the village amenities.

Weobley is well serviced with many shops and businesses having a doctors surgery, church and village hall.

The bungalow is offered for sale with no-ongoing chain and viewing is strictly by prior appointment with the selling agents.

The full particulars of 92 Bearcroft, Weobley are now as follows:

The property is a detached modern bungalow of traditional brick construction under a tiled roof.

The entrance door which is to the side of the bungalow opens into an L shaped reception hall having ceiling downlighters, smoke alarm, panelled radiator, single power point and an archway into the lounge/dining room. The lounge/dining room has a bay window, 2 further windows, a feature wood burning stove standing on a raised plinth, ceiling light, power points, TV aerial point, telephone point to BT regulations and 2 double panelled radiators. There is also a door in the lounge/dining room opening to a useful cloaks cupboard with lighting.

From the reception hall an archway leads through into the galley kitchen. The kitchen is fitted with units to include an inset, one and a half bowl, single drainer sink unit, cupboards under, working surfaces and additional base units of cupboards and drawers. There is planned space for an electric cooker, extractor hood with light over, space and plumbing for an automatic washing machine, planned space for an upright fridge/freezer and also a tall larder unit with pull out drawers. There are eye-level cupboards, room for additional appliances, laminate flooring, down lighters, power points, tiled splashbacks, a window and a door opening to the side and a door giving access to the Worcester boiler and fitted shelving.

From the reception hall a door opens into the airing cupboard with a Factory insulated hot water cylinder,

immersion heater, shelving and doors to bedrooms. Bedroom one. The measurement of bedroom one is taken to the front of a built-in large double wardrobe Fitment with hanging rail, shelving and 4 opening doors. There is a double glazed window to rear, panelled radiator, lighting and power points. Bedroom two has laminate flooring, lighting, power points, panelled radiator and an archway leading through into the rear conservatory.

The conservatory is UPVC double glazed, opening windows, polycarbonate roof, laminate flooring, power points and a door opening into the rear garden.

From the reception hall a door opens into the bathroom having a suite of a panelled bath, mixer tap with shower attachment over, pedestal wash hand basin and a low flush W.C. There is part tongue and groove colour wash panelling to the walls, down lighters, panelled radiator, safety hand grips, low flush W.C. and 2 opaque double glazed windows.

OUTSIDE.

The bungalow is approached to the front across a long concreted driveway with parking for several vehicles. There is a pretty lawned garden to the front with a silver birch tree, floral and shrub borders and at the end of the drive is a single garage.

Garage.

The garage has a metal up and over front door, concrete floor, power, lighting, and a door to the rear opening into the gardens.

REAR GARDEN.

The rear gardens are safe, secure and included with the oil tank behind the garage feeding the central heating system. There is a flagged patio area, floral and shrub gardens, small lawn garden and all being extremely private and not overlooked.

SERVICES.

Mains electricity, mains water, mains drainage, oil fired central heating andd telephone to BT regulations.

ROOMS AND SIZES

Reception Hall

Lounge/Dining Room 6.53m x 3.76m (21'5" x 12'4")

Kitchen 3.76m x 2.39m (12'4" x 7'10")

Bedroom One 3.56m x 3.05m (11'8" x 10')

Bedroom Two 2.26m x 2.67m (7'5" x 8'9")

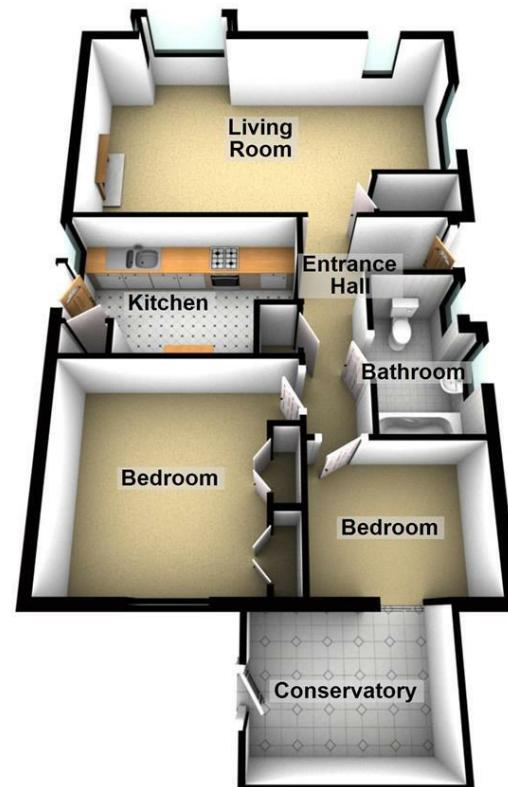
Conservatory 3.00m x 2.39m (9'10" x 7'10")

Bathroom

Garage 5.03m x 2.74m (16'6" x 9')

Rear Garden

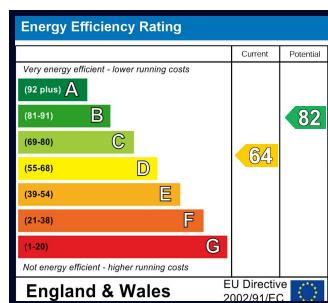
Ground Floor



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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