



Fox Hollow , Leominster, HR6 9JZ

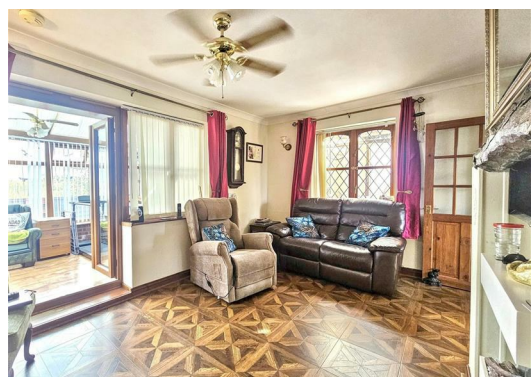
Offers in excess of £275,000

Good Move are delighted to present this Two Bedroom Detached Bungalow to the market.

The property comprises a welcoming sitting room, large kitchen, separate utility room, two bedrooms, two bathrooms and a useful dressing room and an office. Outside, there is a substantial driveway providing parking for approximately five vehicles and a turning area, along with a detached garage, two lock-up sheds, woodstore and established gardens enjoying an attractive open outlook across the surrounding countryside.

The property presents an excellent opportunity for those seeking a peaceful countryside lifestyle while retaining convenient access to nearby villages and amenities.

Pembridge is a picturesque Herefordshire village known for its historic character, attractive countryside and strong local community. The village offers everyday amenities including a shop, public house and local facilities, while the surrounding area provides excellent opportunities for walking and enjoying the rural landscape. The market towns of Leominster and Kington are within easy reach, offering a wider range of shops, services and transport links.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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