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Rovello, Dinedor, Herefordshire, HR2 6LQ

'On a generous site which extends to approximately a quarter of an acre and rises gently up from the village road a detached two bedroom bungalow residence of non-standard construction with scope for upgrading and improvement'

£210,000 (Freehold)

Residential Sales and Lettings

Rovello, Dinedor, Herefordshire, HR2 6LQ

LOCATION

Rovello is located within the village of Dinedor and from the front a view is enjoyed across rooftops including the church and at the rear over pasture. Dinedor has a church and community hall and is set to the south east of Hereford city centre just off the Hereford to Holme Lacy Road. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

Rovello was probably built in the late 1960's and is of a non traditional form of construction. The site extends to about quarter of an acre and rises up from the village road to the main dwelling adjacent to which there is a large car port area with garage structure beyond. The gardens are predominantly to the front and enjoy an easterly aspect and at the rear there is a hard standing yard area which enjoys a westerly aspect. The property has a central heating system, some windows are double glazed and this individual property in more detail comprises:

ON THE GROUND FLOOR ONLY:

Enclosed Entrance Porch

With door to:

Entrance Hall

3.07m (10'1) x 1.24m (4'1)

With access hatch to loft, wall mounted central heating and domestic hot water control clock, radiator and with doors to the bedrooms, bathroom, kitchen/breakfast room and the:

Sitting Room

4.88m (16'0) x 3.05m (10')

With coving to ceiling, Parkray solid fuel fire, radiator, double glazed window to the side, wall light points, second door to the kitchen/breakfast room and sliding double glazed patio doors opening to:

The Conservatory

4.52m (14'10) x 2.79m (9'2)

With part double glazed elevations, double glazed sliding doors to the front with poly carbonate roof over. From this area a view is enjoyed down across the gardens and the village church to rising countryside in the distance.



Kitchen/Breakfast Room

4.88m (16'0) x 2.82m (9'3)

With a single glazed window to the rear, radiator and a mix of base cupboard and drawer units with roll edged working surfaces and wooden working surfaces over together with eye level cabinets including glass fronted units. Door to:



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Rear Porch

2.44m (8'0) x 2.16m (7'1)

With triplex roof over and single glazed window.



Bedroom 1

3.66m (12'0) x 3.05m (10')

With a double glazed window to the front enjoying the view and with a wardrobe cupboard and radiator.

Bedroom 2

3.43m (11'3) x 2.64m (8'8) (plus deep door recess)

With a double wardrobe cupboard, single glazed window to the rear and radiator.

Bathroom

2.34m (7'8) x 1.55m (5'1)

With suite comprising bath, low level wc and pedestal wash basin. Tiled walls, single glazed window, radiator and cupboard in which is housed the hot water cylinder and a Heatrae Sadia unit.



OUTSIDE:

A tarmacadam driveway leads to an CAR PORT facility (14'10 x 31' approximately). Beyond the car port there is a GARAGE area with double doors to the front. The extensive lawned front garden has a boundary hedge on two sides and immediately to the front of the property there is a paved patio area.

At the rear there is a COVERED DRYING AREA (25' x 8' approximately) beyond which there is a pebble yard (29' max x 38'). In this area there is a GREENHOUSE.

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Material Information

1. It is understood that the property is of a non traditional form of construction.
2. The property has a private water supply

COUNCIL TAX BAND C

Payable Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that a mains electricity supply is connected to the property. Drainage is understood to be to a private system. It is understood that the property has a private 'bore hole' water supply. The water supply as at 23/02/2024 has not been tested. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From the City of Hereford proceed south onto Ross Road and take the left turning at The Broadleys Public House traffic lights into Holme Lacy Road. Continue along this road for approximately three miles, passing through the outskirts of the city and Rotherwas and then take the right hand turn after the 'S' bends into Dinedor. Continue into Dinedor and Rovello will be identified on the right hand side by the agents for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.guildproperty.co.uk or www.onthemarket.com.

26th February 2024

ID37490

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is F. It has the potential to be E.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		53 E
21-38	F	35 F	
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

