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### **Meadow Edge, Eaton Bishop, Herefordshire, HR2 9QW**

*'Offering a beautifully presented, immaculate, chain free, 3 bedroom detached Bungalow, in the desirable and picturesque village of Eaton Bishop, Hereford. With a detached double garage, off road parking and far reaching panoramic views. Viewing is highly recommended to fully appreciate the property's warm, unique charm'*

**£467,500 (Freehold)**

**Residential Sales and Lettings**

# Meadow Edge, Eaton Bishop, Herefordshire, HR2 9QW

## LOCATION

The property is situated to the south of Hereford City in the desirable village location of Eaton Bishop. The village has a local church and is within close proximity to Hereford City where there is a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

## DESCRIPTION

The subject property is a superbly presented three bedroom, detached bungalow with the added benefit of a driveway, double garage, oil central heating, double glazing and views across Herefordshire countryside. The accommodation comprises entrance hall, sitting room, conservatory, kitchen/dining room, utility, bathroom, separate cloakroom and three double bedrooms. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Entrance Hall

Front aspect double glazed entrance door with side panelled window, panelled radiator, laminated flooring, inset spot lights, door to the sitting room, kitchen/dining room and access to the inner hallway.

#### Sitting Room

5.46m (17'11") x 4.24m (13'11") (plus bay)

With front aspect bay window, two panelled radiators, wood burning stove with oak mantel, coved ceiling and television point.



#### Conservatory

3.4m (11'2") x 3.15m (10'4") (Of Upvc construction)

With double glazed windows, rear aspect double glazed French doors giving access to the garden, wall light and tiled flooring.



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### Kitchen/Dining Room



#### Dining Area

3.56m (11'8) x 3.48m (11'5)

With front aspect double glazed window, panelled radiator, laminated flooring and arch to the kitchen.

#### Kitchen

4.04m (13'3) x 2.97m (9'9)

With front and side aspect windows with the side aspect window having a view across Herefordshire countryside. A range of units comprising 1½ bowl sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, space for under counter fridge and freezer, space for cooker, space for dishwasher, inset spot lights and vinyl flooring.



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### Utility Room

2.74m (9'0) x 1.78m (5'10)

With work surface, tiled splash backs, base and wall units, plumbing and space for washing machine, space for tumble dryer, inset spot lights, oil central heating boiler and side aspect double glazed door giving access to the garage and garden.

### Inner Hallway

With inset spot lights, access hatch to loft space, panelled radiator, storage cupboard, doors to bedrooms, bathroom, kitchen, utility and cloakroom.

### Bedroom 1

4.22m (13'10) (maximum) x 3.25m (10'8)

With side aspect double glazed window, panelled radiator, laminated flooring, built-in double wardrobe with hanging rail and shelf.

### Bedroom 2

3.68m (12'1) x 3m (9'10)

With rear aspect double glazed window, panelled radiator, laminated flooring, built-in wardrobe with hanging rail and shelf.



### Bedroom 3

3m (9'10) x 3.02m (9'11)

With rear aspect double glazed window, panelled radiator, laminated flooring, built-in wardrobe with hanging rail and shelf.

### Cloakroom

1.83m (6'0) x 1.17m (3'10)

With rear aspect double glazed window, low flush wc, vanity wash hand basin, heated towel rail, inset spot lights, partially tiled wall surround and tiled flooring.

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### Bathroom

2.74m (9'0) x 2.54m (8'4)

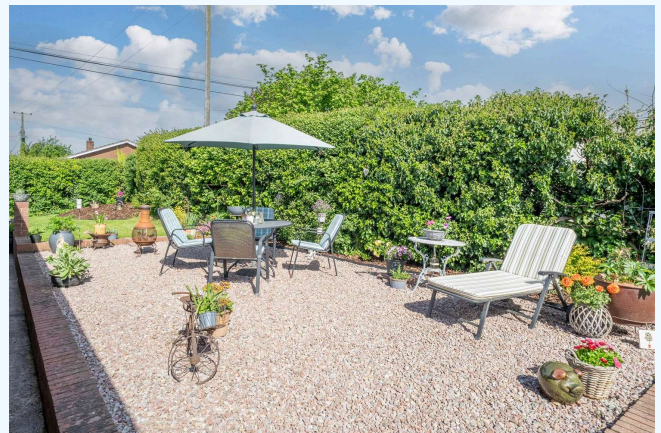
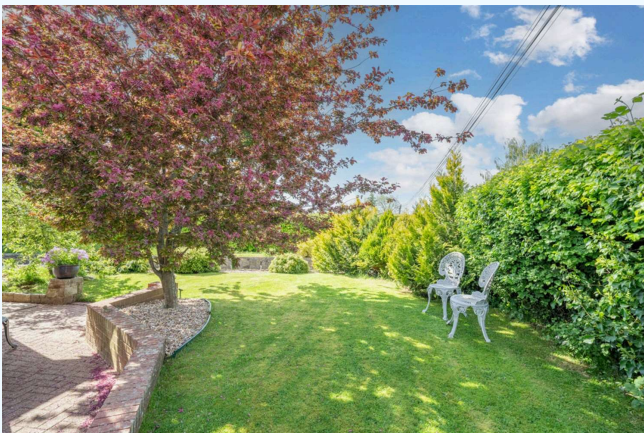
With rear aspect double glazed window with suite comprising panel enclosed bath with mixer tap, double shower cubicle with thermostatically controlled shower and rainwater shower head, low flush wc, wash hand basin, fully tiled wall surround with recessed shelf, heated towel rail, inset spot lights and tiled flooring.



### OUTSIDE:

At the front the property is approached via double gates and a tarmacadam driveway with two raised borders, one being laid to lawn with a shrub border. To the left is a further shrub border with path leading to the front door. The driveway continues to the rear of the property where there is a DETACHED DOUBLE GARAGE (22'2 x 18'1) with up and over door, power and lighting and side aspect personal door.

To the rear of the property is a lawned garden with step leading to a gravel seating area. An arch gives access to the rear of the garage where there is a useful STORAGE SHED and the oil tank. To the front left hand side of the bungalow is a block paved seating area with a raised lawned garden and a path continuing to the front of the bungalow with various shrub borders. The garden is enclosed by hedging to provide a degree of privacy. The hedging at the rear is cut lower to enjoy the views across Herefordshire countryside.



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### **COUNCIL TAX BAND E**

Payable to 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 mains electricity and water services are connected to the property. The drainage is via a septic tank and the heating system is oil fired. 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**

Proceed out of Hereford along the Belmont Road, on reaching the roundabout take the second exit onto the Hereford to Abergavenny Road. Continue along the road taking the second turning on the right hand side sign posted Clehonger. Proceed through the village of Clehonger and after approximately half a mile turn right sign posted Eaton Bishop. Continue into the village of Eaton Bishop where the property is located on the right hand side as indicated by the agents for sale board.

### **FOR FURTHER INFORMATION**

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

**19th May 2025**

ID40675

## Meadow Edge, Eaton Bishop, Herefordshire, HR2 9QW

### 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 D. It has the potential to be A.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 96 A      |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | 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.

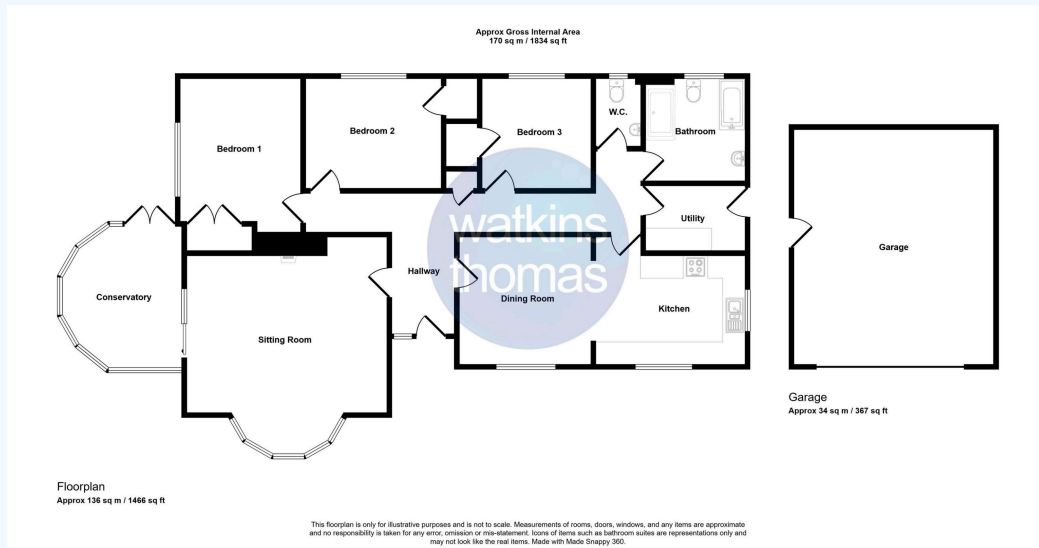
For properties in England and Wales:

- 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.



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