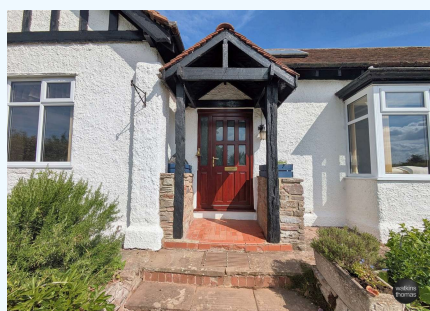




Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



### Wrockwardine, Lyde, Herefordshire, HR4 8AA

*'Situated to the north of Hereford City a four bedroom detached bungalow with garage, ample parking and set in approximately 0.8 of an acre'*

**£530,000 (Freehold)**

**Residential Sales and Lettings**



## Wrockwardine, Lyde, Herefordshire, HR4 8AA

### LOCATION

The property is located off the A49 Hereford to Leominster road in the village of Lyde. Hereford City Centre is located approximately three miles distant and offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

### DESCRIPTION

The property is a four bedroom detached bungalow style residence with versatile family accommodation and the benefit of oil central heating and double glazing. The property comprises entrance hall, dining room, two reception rooms, loft bedroom over the second reception room offering further bedroom accommodation, three further bedrooms, shower room, bathroom, kitchen/breakfast room and utility. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Entrance Hall

A front aspect double glazed entrance door leading to the entrance hall with storage cupboard, panelled radiator, picture rail, door to the sitting room, dining room, bedrooms, shower room, kitchen/breakfast room and access to inner hallway.

##### Sitting Room

4.88m (16'0) x 3.96m (13') (maximum)

With front aspect double glazed bay window, wood burning stove with stone surround and hearth, exposed floor boards, picture rail, panelled radiator and two steps leading to the family room.



##### Family Room

5m (16'5) (maximum) x 3.76m (12'4)

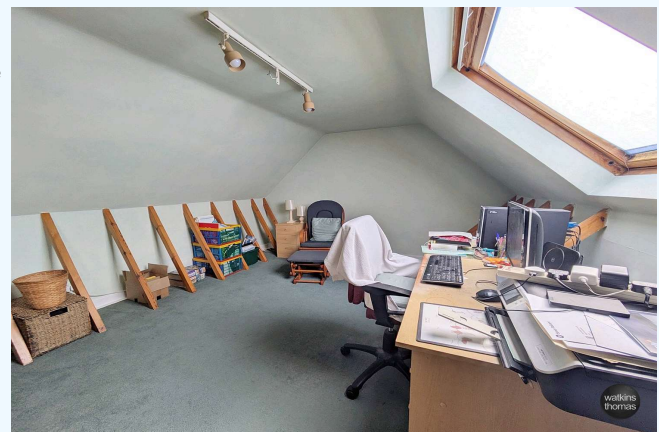
With front and rear aspect double glazed windows, three wall lights, panelled radiator and stairs to the first floor bedroom.



##### Bedroom 4

4.98m (16'4) (maximum) x 3.76m (12'4)

With front aspect sky light, panelled radiator, storage cupboard and please be aware that there is reduced head height to two sections of the room.



## Wrockwardine, Lyde, Herefordshire, HR4 8AA

### Dining Room

3.89m (12'9) x 3.71m (12'2) (maximum)

With front aspect double glazed window, original fire surround, panelled radiator, storage cupboard and three wall lights.



### Bedroom 3

4.09m (13'5) (maximum) x 3.91m (12'10)

With side aspect double glazed window, decorative fire surround and panelled radiator.



### Inner Hallway

With access to bedroom 1.

### Bedroom 1

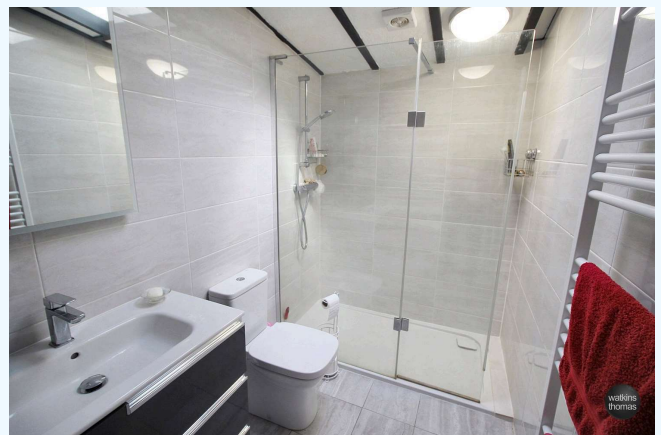
5.97m (19'7) (maximum) x 3.78m (12'5) (L-shaped room)

With side aspect double glazed window, panelled radiator, laminated flooring and side aspect double glazed French doors giving access to the garden.

### Shower Room

3m (9'10) x 1.55m (5'1)

With roof light, double shower cubicle with thermostatically controlled shower, low flush wc, vanity wash hand basin, heated towel rail, extractor fan, fully tiled wall surround and tiled flooring.





## Wrockwardine, Lyde, Herefordshire, HR4 8AA

### Kitchen/Breakfast Room

4.42m (14'6") (maximum) x 4.04m (13'3") (maximum)

With side aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, built-in dishwasher, integrated electric double oven, LPG gas hob with cooker hood over space for free standing fridge freezer, tiled flooring, panelled radiator, hatch to sitting room and door to utility and second inner hallway.



### Utility Room

3.05m (10'0") x 1.22m (4'0")

With rear aspect double glazed window, a range of wall and base mounted units, oil central heating boiler and plumbing and space for washing machine.

### Second Inner Hallway

With tiled flooring. Doors to bedroom 2, bathroom and side aspect door to the driveway.

### Bathroom

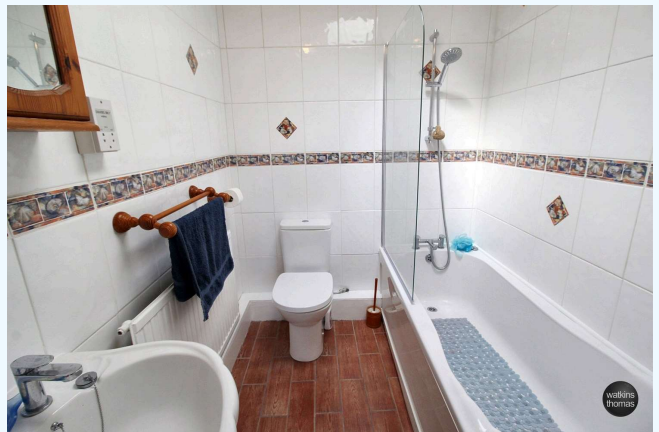
2.39m (7'10") x 1.73m (5'8")

With roof light, panel enclosed bath with mixer tap and shower attachment, low flush wc, pedestal mounted wash hand basin, panelled radiator, shaver point, extractor fan, fully tiled wall surround and tiled flooring.

### Bedroom 2

5.84m (19'2") x 3.15m (10'4")

With rear aspect double glazed window and side aspect double glazed bay window, panelled radiator, fitted wardrobe cupboards and two wall lights. Please note this is an irregular shaped room.





## Wrockwardine, Lyde, Herefordshire, HR4 8AA

### OUTSIDE:

The property is approached from the A49 via a five bar gate giving access to a gravel parking area where there is a pond and leads to the DETACHED GARAGE with double doors. To the front of the property is a gravel area with shrub borders, patio, further raised borders and three steps leading to the front door. Off this area the main formal garden is laid to lawn with post and rail fencing giving access to an orchard area with various fruit trees including three apple trees, two plum trees, two cherry trees and six damson trees. The garden area is enclosed by hedging to provide a degree of privacy. To the left hand side of the property is a barbecue area with raised patio enclosed by fencing with views across Herefordshire countryside. A further side path gives access to the driveway.





## Wrockwardine, Lyde, Herefordshire, HR4 8AA



### COUNTIL TAX BAND F

Payable to Herefordshire Council

### BROADBAND & MOBILE PHONE


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 central heating is via oil and the property has a septic tank. 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 Edgar Street. On reaching the roundabout take the first exit onto Newtown Road. Continue over the bridge to the roundabout and take the second exit onto the Holmer Road. Continue along the Holmer Road to the roundabout and take the second exit onto the A49 Hereford to Leominster road. Continue past the traffic lights where Wrockwardine is the second property on the left hand side as indicated by the 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).

### ID / Date

ID40740

## Wrockwardine, Lyde, Herefordshire, HR4 8AA

### 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 E. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	47 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.

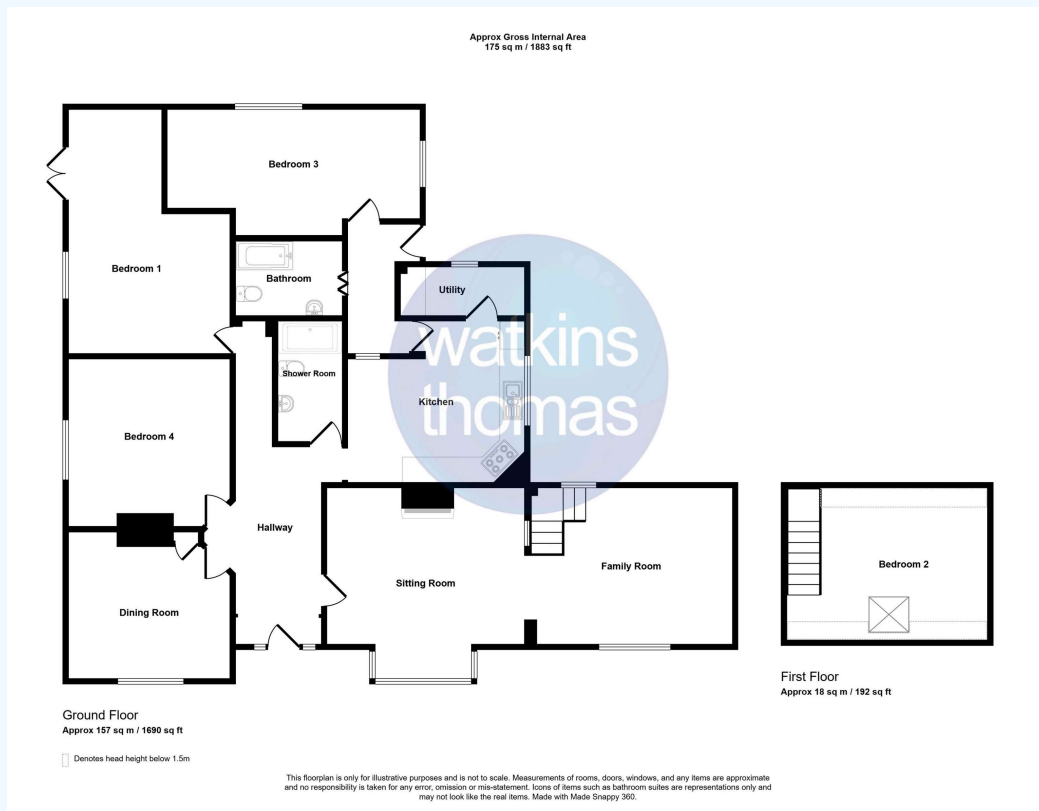
For properties in England and Wales:

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

# Wrockwardine, Lyde, Herefordshire, HR4 8AA

## 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.



WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.