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### The Roughs, Broxwood, Leominster, HR6 9JH

*Located to the north of Hereford city in the village of Broxwood, a well presented two bedroom detached bungalow with garage and gardens extending to around a third of an acre.*

**£430,000 (Freehold)**

**Residential Sales**

# The Roughs, Broxwood, Leominster, HR6 9JH

## LOCATION

The property is located to the north of Hereford city in the village of Broxwood. In the area, amenities can be found in the nearby village of Pembridge and Weobley. Leominster and 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

The subject property is a well presented two bedroom detached bungalow with oil central heating, double glazing where specified, garage and good size gardens. The accommodation comprises entrance porch, entrance hall, kitchen/diner, sitting room, conservatory, cloakroom, bathroom and two bedrooms. In more detail, the accommodation comprises;

### ON THE GROUND FLOOR:

#### Entrance Porch

With a double glazed door and glazed door to the;

#### Hallway

With airing cupboard, two panelled radiators, thermostat for central heating, storage cupboard, coved ceiling, oak flooring and door.

#### Kitchen

5.92m (19'5) x 3m (9'10)

With two double glazed windows, a range of units comprising one and a half bowl stainless steel sink drainer unit with work surfaces, tiled splashbacks, base units under with matching wall units. Space for upright fridge freezer, integrated electric double oven and integrated electric hob with cooker hood over. Tiled flooring, panelled radiator, coved ceiling and pantry.

#### Sitting Room

5.44m (17'10) x 4.78m (15'8)

With two double glazed windows, side aspect double glazed patio door giving access to the garden, wood burning stove with display mantel over, oak flooring, three wall lights and coved ceiling.

#### Conservatory

3.78m (12'5) x 3.63m (11'11) (plus door recess)

With double glazed windows, panelled radiator, oak flooring, TV point and access to the inner hallway.

#### Utility

1.98m (6'6) x 2.26m (7'5) (plus recess)

With double glazed window, stainless steel sink with work surface and base units under, plumbing and space for washing machine, panelled radiator, oak flooring and coved ceiling.

#### Cloakroom

2.54m (8'4) x 1.04m (3'5)

With low flush WC, vanity wash hand basin, tiled splashback, extractor fan, coved ceiling, single glazed window and vinyl flooring.

#### Bedroom 1

3.61m (11'10) x 3.63m (11'11) (maximum)

With double glazed window, panelled radiator, oak flooring and coved ceiling.

#### Bedroom 2

3.63m (11'11) x 3m (9'10)

With double glazed window, panelled radiator and oak flooring.

#### Bathroom

2.51m (8'3) x 1.96m (6'5)

With double glazed window, panel enclosed corner bath, pedestal mounted wash hand basin, low flush WC, shower cubicle with electric shower, panelled radiator, vinyl flooring, partially tiled wall surround and extractor fan.

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## OUTSIDE:

The property is approached by double gates giving access to a parking area which in turn gives access to the garage with an up and over door, power and lighting.

The property has a large expanse of lawn with various shrub and tree borders, this lawned area continues to the side and rear of the property. In total it is approximately half an acre.

The garden is enclosed by fencing and hedging to provide a degree of privacy.



## COUNCIL TAX BAND D

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, water and drainage services are connected to the property. Central heating is via oil. 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 Kings Acre Road. On passing the Blue Diamond garden centre, turn right signposted Credenhill. Continue to the village of Credenhill and proceed through the village. Follow the road until reaching the village of Norton Canon and proceed through the village following the road to the T junction. At the T junction, turn right and follow for approximately 1.5 miles then turn left at the signpost for Broxwood. Follow the road for approximately two miles to the T junction, take the right hand turn and proceed along this road for approximately 800 metres and the property is located on the left hand side.

## 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

ID42361

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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 D. 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		82 B
69-80	C		
55-68	D	61 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.

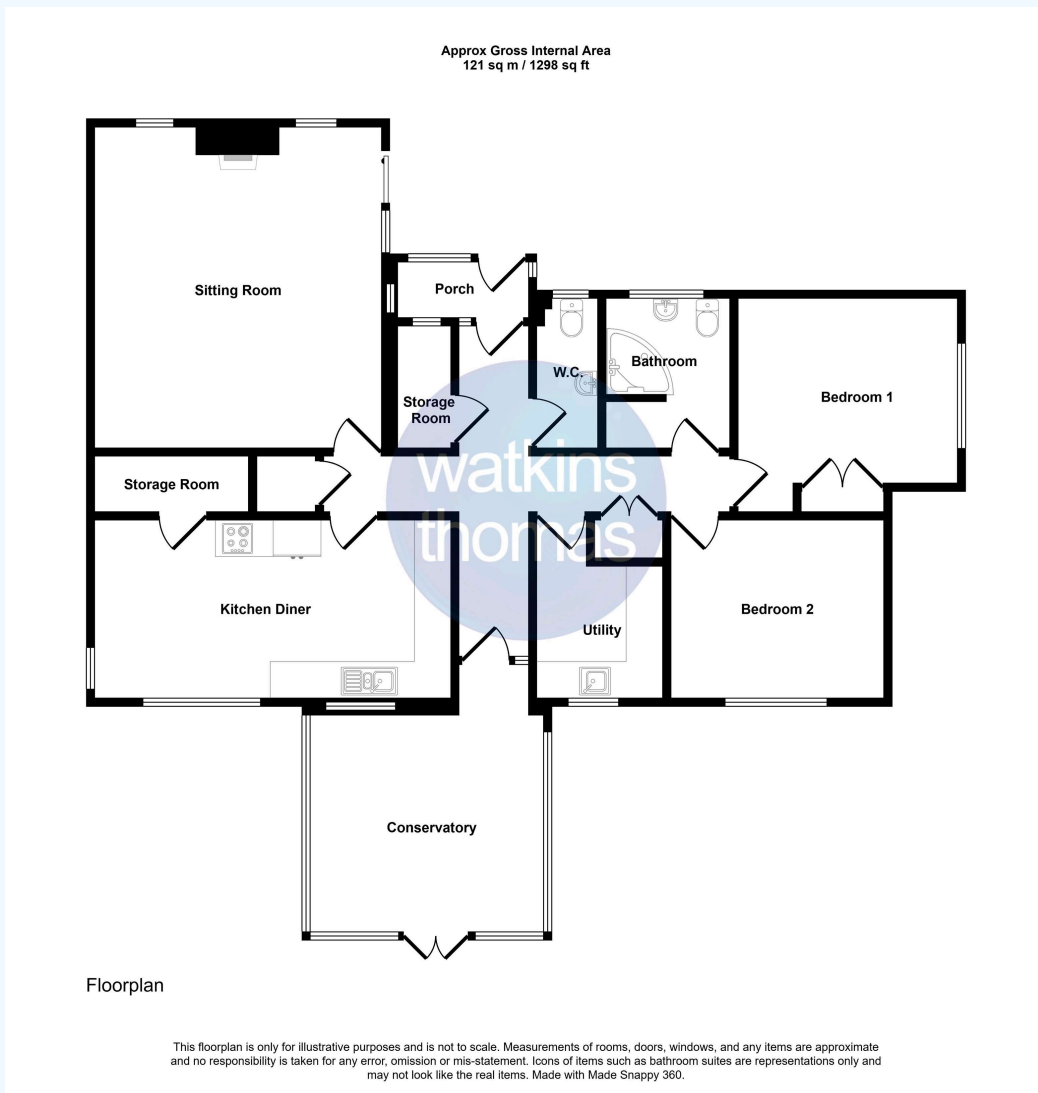
For properties in England and Wales:

- 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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