



LLANCLOUDY

Guide price **£350,000**



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OAKDALE

Llancloudy, Hereford, Herefordshire HR2 8QR



Two-bedroom detached bungalow
Off road parking, garage
No onward chain

Being situated in a stunning village location, this two bedroom detached bungalow is offered with no onward chain.

Llancloudy is well positioned being close to both Monmouth and Ross-on-Wye, offering a true tranquil village feeling.



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KEY FEATURES

- Two bedroom detached bungalow
- Highly sought after rural village location
- Off road parking, garage
- Enclosed gardens
- Views over surrounding fields and countryside
- No onward chain



STEP INSIDE



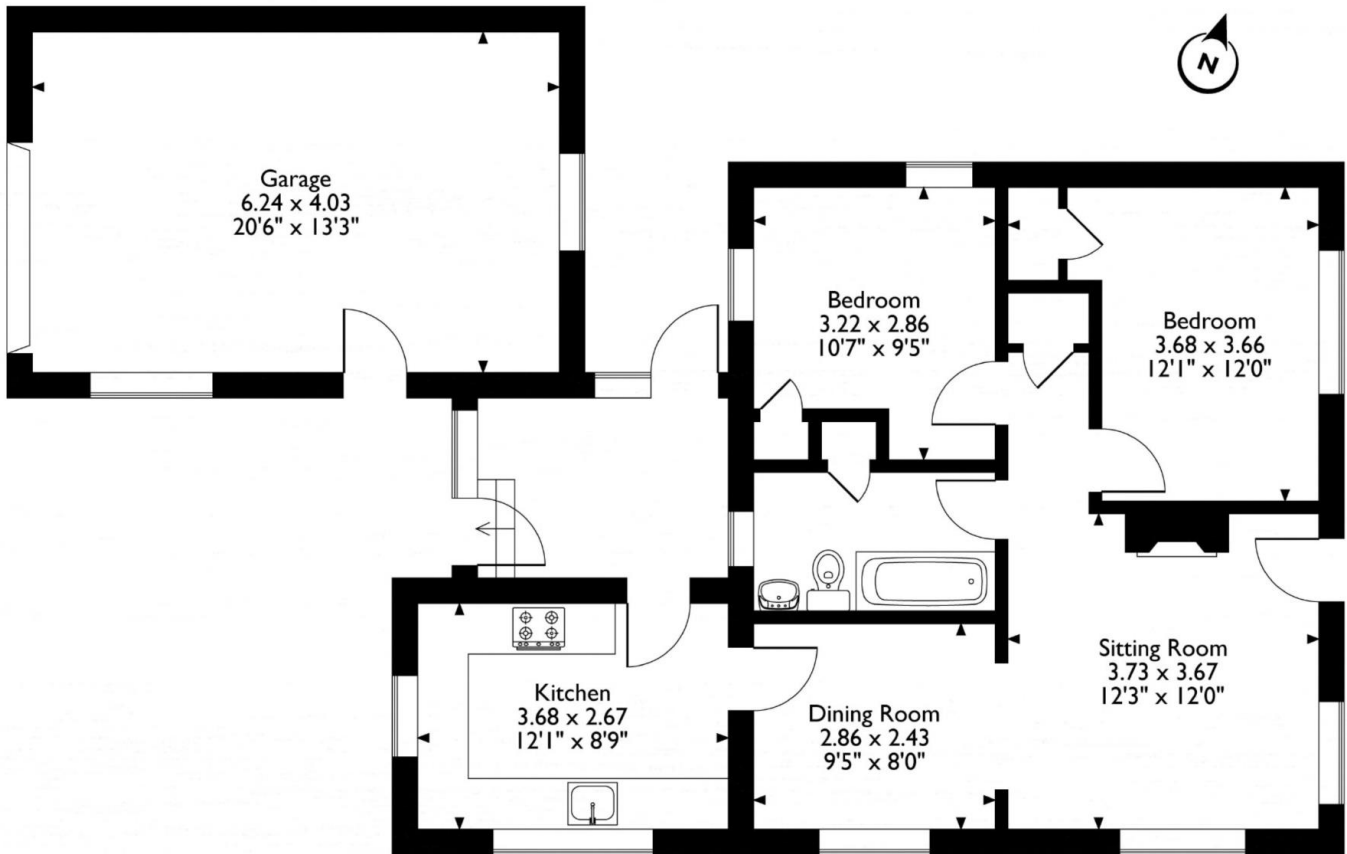
The nearby pretty market town of Ross-on-Wye, with its picturesque river walks, offers an array of excellent shopping facilities and schools.

The M50 motorway is easily accessible and provides excellent commuter links to the M5 giving good access to Birmingham and the North, Bristol and the South. The A40 leads to the M4 at Newport, giving good access to Cardiff and Wales.

Upon entry, one will find the kitchen, which comprises a range of fitted wall, base and drawer mounted units, various built-in appliances.

The property also benefits from a well-sized sitting room, which bathes in natural light, being ideal for relaxation and entertaining. Adjacent to this is a dining room, which seamlessly connects back to the kitchen.

Approximate Gross Internal Area
 Main House = 69 Sq M/743 Sq Ft
 Garage = 25 Sq M/269 Sq Ft
 Total = 94 Sq M/1012 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The property features two generously proportioned bedrooms.

The first bedroom offers plenty of space for furnishings and storage.

The second bedroom is to the front aspect and again is well proportioned.

A well-appointed bathroom serves the household's needs, situated conveniently between the bedrooms and the dining area.

STEP OUTSIDE



Outside, the property benefits from mature gardens, which are well enclosed. There is off road parking for two/three vehicles, which leads to the garage.

INFORMATION

Postcode: HR2 8QR
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: F





DIRECTIONS

From Ross-on-Wye, proceed to Wilton Roundabout heading towards Hereford, passing through the village of Peterstow, turn left after approx. 3 miles towards Three Ashes. Continue straight on the B4521 until you reach the crossroads. Turn left towards Llancloudy, head past the bus stop taking the right sharp turning, where the property can be found via our for sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

52 Broad Street, Ross-on-Wye, HR9 7DY
 01989 768484
 ross@archerandco.com
 www.archerandco.com



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