

Sunnyview, High Street, Pembridge, HR6 9DS

Guide Price £225,000

A recently refurbished 3 bed property finished to a high standard. Accommodation to include: kitchen/sitting Room, downstairs shower room, 3 bedrooms and bathroom.

**\*NO ONWARD CHAIN\***



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**The Property**

A recently refurbished 3 bed property finished to a high standard.

**The Locality**

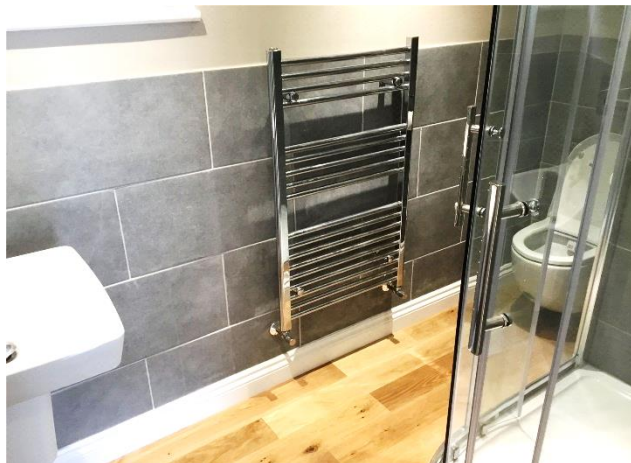
Sunnyview lies in the heart of the North West Herefordshire village of Pembridge. Renowned as the "Black and White village", Pembridge enjoys a mix of beautiful period properties, public houses, restaurants and an award winning tea room.

The property comprises the following accommodation (measurements are provided for identification only):

Entrance door to

**Kitchen/Sitting Room** - With two windows to front, 3x panel radiators, base and wall fitted units, sink unit with drainer, built in washing machine and dishwasher, Lamona electric oven and hob with extractor fan over, gas fired wood burning stove and under stairs storage cupboard.

**Downstairs Shower Room** - With window to rear, WC, wash hand basin, heated towel rail and walk in shower with glass panel surround.



Stairs to

**Bedroom One** - With window to front, panel radiator and built in storage cupboard.



**Bedroom Two** - With window to front and panel radiator.



**Bedroom Three** - With window to rear and panel radiator.

**Bathroom** - With window to rear, WC, wash hand basin, heated towel rail, panel bath, storage cupboard and cupboard housing hot water tank.

**SERVICES:** We are informed that the property is connected to Mains water, electric and drainage.

**HEATING:** Gas central heating

**NOTE:** The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

**COUNCIL TAX:** Band B

**TENURE:** We are informed that the property is of freehold Tenure.

**DIRECTIONS:** From Kington, head onto the A44 for 6.5 miles towards Pembridge. On entering Pembridge, the property can be found on your left hand side opposite The Red Lion.

**VIEWING:** By appointment through selling agents - McCartneys LLP: 01497 820778

**Opening Hours:** Mon-Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

**Details Last Updated:** Friday, 26 June 2020

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

**MCCARTNEYS LLP**  
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