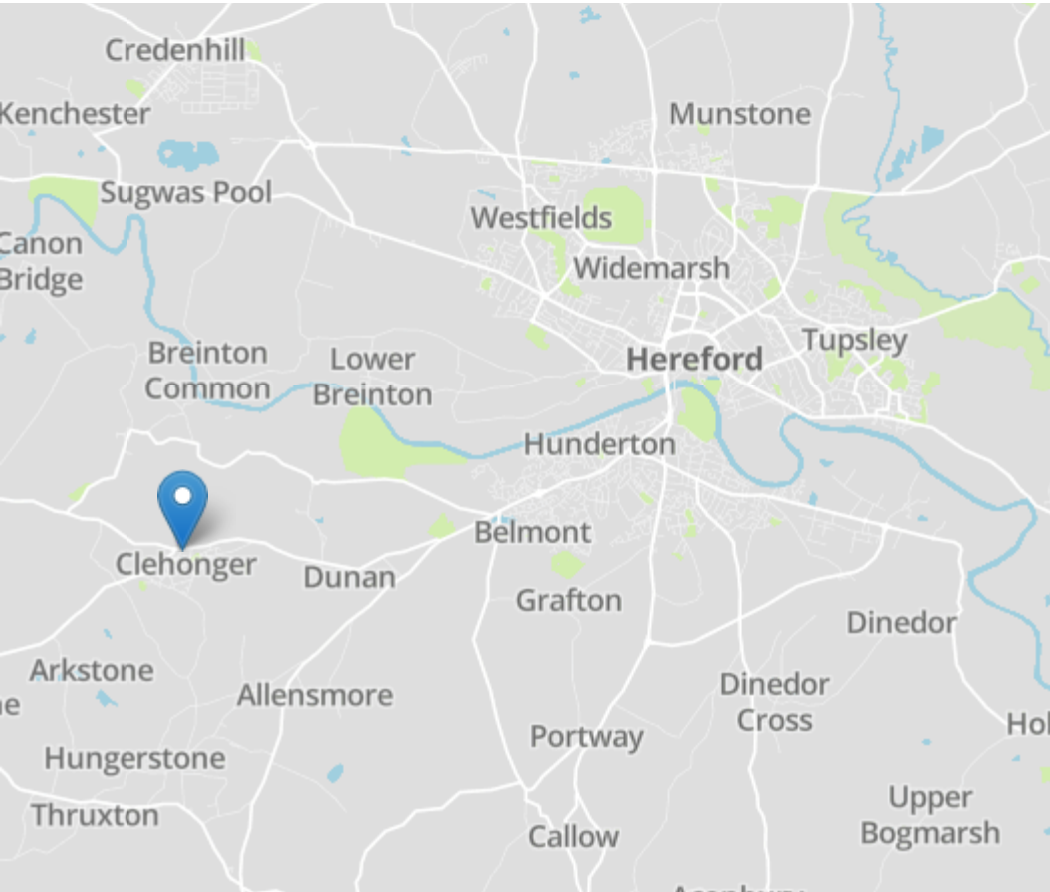




DIRECTIONS

From Hereford City proceed south onto A49, staying to the right hand lanes proceed towards Belmont Road A465, turn right onto B4349 towards Clehonger, turn left onto Gosmore Road, and then take the second turning right onto Oak Crescent taking the first left where you will find communal parking at the end of the road. Walk between the two properties on your right hand side as that will lead you to the property as indicated by the Agents For Sale board. For those who use 'What3words'///ecologist.fall.minus



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council Tax band 'B'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

31 The Bines

Clehonger Hereford HR2 9RA

£220,000



- A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL
- 3 double bedrooms
- double glazing

Hereford 01432 343477

Ledbury 01531 631177



A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

OVERVIEW

A 3 bedroom semi detached property comprising; recently constructed porch, entrance hall, utility/cloakroom, kitchen/dining room, lounge, 3 bedrooms, bathroom and garden. Situated approximately 4.2 miles southwest of Hereford, Clehonger offers a wide range of amenities to include shop, post office, church, village hall, primary school and a well regarded secondary schools in the nearby villages of Kingstone, Peterchurch and for those who require it a bus service to Hereford.

In more details the property comprises:

Composite front door leads to:

GROUND FLOOR

Recently Constructed Porch

1.0m x 2.85m (3' 3" x 9' 4")
With concrete flooring, and uPVC constructed windows with obscured glass to the side and front elevation.
Double glazed internal door leads to:

Entrance Hall

With window panel with obscured glass to the side, LVT flooring beneath, ceiling light point, radiator, and understairs storage.
Door to:

Utility/Cloakroom

1.8m x 1.9m (5' 11" x 6' 3")
With continued LVT flooring, spot lights, double glazed

obscured glass window to the side elevation, working surfaces, storage shelving, space and plumbing for washing machine, space for tumble dryer, low level WC, wash hand basin with chrome mixer tap over, and further storage space with a soft close door.

Kitchen/Dining Room

7.5m x 3.1m (24' 7" x 10' 2")
This is accessed through an archway, and comprises, LVT flooring.
Kitchen Area: comprising fitted kitchen with soft close wall, base units and drawers, spot lights, double glazed window to the front elevation, Capel dishwasher, Capel Belfast sink with chrome mixer tap over, Capel electric 4 ring hob with cooker hood over, splash tiling over the working surfaces, integrated chest height Capel electric double oven, surround unit with space for a large fridge/freezer, and space for bar stools around a breakfast area.
Dining Area: Further spot lights, LVT flooring continued, feature fireplace, study area, radiator, double glazed window to the rear elevation, telephone point, and power points.
Opening through to:

Lounge

3.9m x 2.9m (12' 10" x 9' 6")
With continued LVT flooring, ceiling light point, double glazed french doors leading out onto the patio area, TV point, telephone ethernet point, radiator, and space for a wall mounted television with appropriate sockets.

From the entrance hall a carpeted stairs leads to:

FIRST FLOOR

Landing

With double glazed window at the front elevation with far reaching countryside views, loft access, ceiling light point, and power points.
Door to:

Bedroom 1

5m x 3.05m (16' 5" x 10' 0")
With carpet flooring, ceiling light point, double glazed window to the rear elevation, radiator, power points, and TV point.

Bedroom 2

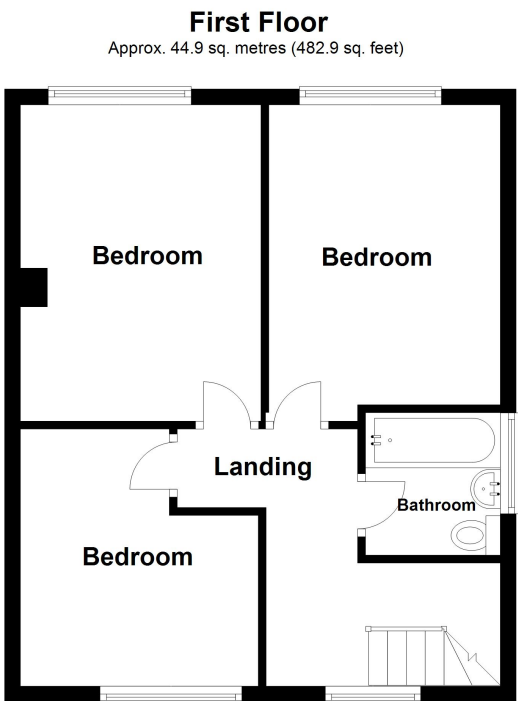
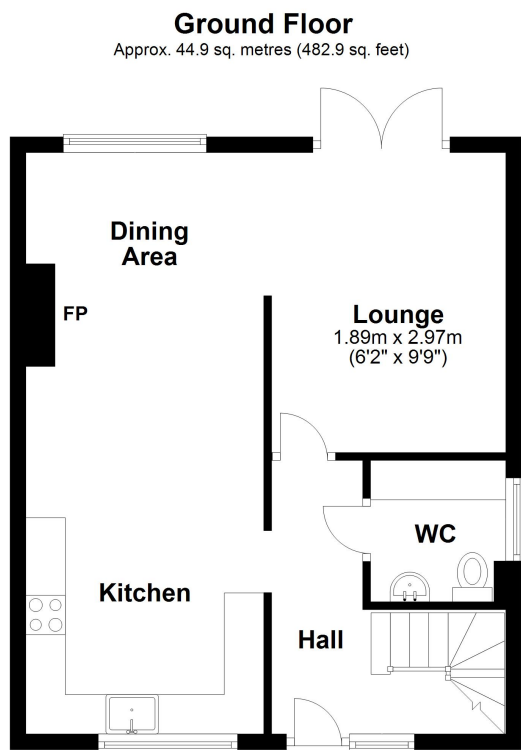
3.0m x 4.0m (9' 10" x 13' 1")
With carpet flooring, ceiling light points, double glazed window to the rear elevation, radiator, TV point, and power points.

Bedroom 3

3.0m x 3.2m (9' 10" x 10' 6")
A good size double bedroom with ceiling light point, power points, TV point, radiator, and double glazed window to the front elevation with far reaching countryside views.

Bathroom

With ceiling light point, ceiling extractor point, double glazed obscured glass window to the side elevation, lino flooring, towel radiator, bath with hot and cold tap over, electric shower over and tiled surround, wash hand basin with chrome hot and cold tap, low level WC and wall mounted vanity space with soft close door.



Total area: approx. 89.7 sq. metres (965.8 sq. feet)
31 The Bines, Clehonger, Hereford

OUTSIDE

The property is accessed from a pedestrian pathway which leads to a personal, wooden, gated front entrance, wooden double gates and hedges creating the boundary of the property and the front is laid with stone creating a low maintenance area. There is a side access around the property leading to the rear garden where there is a storage shed, concrete seating area with raised beds around the edge. Directly off the rear of the property there is a large patio area, where there is an ornamental fence and from here a concrete path leads to a large lawn. Beyond the lawned area, there is both hedging and fencing creating the boundary and as a whole this garden is of low maintenance. There is an outdoor tap.



Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

At a glance...

- ✓ Utility/cloakroom 1.8m x 1.9m (5' 11" x 6' 3")
- ✓ Kitchen/Dining Room 7.5m x 3.1m (24' 7" x 10' 2")
- ✓ Lounge 3.9m x 2.9m (12' 10" x 9' 6")
- ✓ Bedroom 1. 5m x 3.05m (16' 5" x 10' 0")
- ✓ Bedroom 2. 3.0m x 4.0m (9' 10" x 13' 1")

And there's more...

- ✓ Popular residential area
- ✓ Close to local amenities