

FOR  
SALE



Appledown Clehonger, Hereford HR2 9TG

£695,000 - Freehold

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## PROPERTY SUMMARY

Individually designed detached property in a convenient, edge of village location, with 3/4 double bedrooms (2 en-suite), over 2200 sq ft, part underfloor central heating, solar panels, high levels of insulation, excellent parking, storage barn and compound, and large garden, about 0.95 acre.

## POINTS OF INTEREST

- *Immaculate detached bungalow*
- *Quiet location*
- *3 double bedrooms, 2 en-suites*
- *Solar panels, double glazing*
- *High level of insulation*
- *Off road parking multiple vehicles*
- *Storage barn*
- *Large gardens about 0.95 acres*
- *Sitting room/Bedroom 4*
- *Viewing advised*



## ROOM DESCRIPTIONS

### Wide canopy entrance porch

With door to

### Spacious reception hall

Engineered oak flooring, understairs store cupboard.

### Sitting room

Window to rear, door to

### Kitchen/dining room

Fitted with contemporary-style base and wall mounted units with Mirostone worksurfaces with splashbacks, 1 1/2 bowl sink unit with integrated drainer, electric double oven, induction hob, extractor hood, microwave, dishwasher, breakfast bar, downlighters, smoke alarm, window to front, double doors into the

### Conservatory

Radiator, double doors to patio.

### Utility room

Base and wall mounted units, Mirostone worktops, sink unit, built-in washing machine and tumble drier, window to rear, extractor fan and

### Cloakroom

Wash hand basin with cupboard under, WC, ladder-style radiator, extractor fan, window.

### Door to Entrance Lobby

with door to further Canopy Porch.

### Lounge/studio

- a large room with 2 radiators, windows to front and rear.

### Bedroom 2

Fitted wardrobe, window to rear, En-suite shower room having large shower cubicle with mains overhead and hand-held fittings, glass screen, wash hand basin with cupboard under, WC, dual control ladder-style radiator, extractor fan, window, wall mounted mirror.

### Bedroom 3

Window to front.

### Bathroom

Bath, mains shower with folding screen, wash hand basin with cupboard under, WC, dual control radiator, shaver light/point, extractor fan.

The staircase leads from the entrance hall to the

### First floor landing

with Velux window, smoke alarm, storage cupboard, access to eaves.

### Bedroom 1

Velux windows, radiator, built-in double wardrobe and En-suite shower room having shower cubicle with mains overhead and hand-held fittings, glass screen, wash hand basin with cupboard under, WC, ladder-style radiator, wall mounted mirror, extractor fan, Velux window, From the bedroom there is access into the Attic where there is the hot water cylinder and Solar Panel control.

### Outside

The property is approached via a wooden 5-bar gate that leads to a large gravelled parking and turning area. To the front there is also a recessed area ideal for storing a caravan, mobile home, etc, with a part open-fronted storage barn with adjoining lean-to storage areas and compound.

Immediately to the front of the property is a large paved and gravelled patio area with sleeper retaining walls. The driveway continues to the side and provides space for the erection of a garage (subject to necessary planning consent). There is a vegetable garden and numerous ornamental and fruit trees. Oil storage tank. Oil central heating boiler. Outside power socket, water tap and lights.

### Garden

There is a large rear garden with a substantial flagstone patio and lawn with laurel hedge, and beyond this is a substantial area which is graded for the purchasers' own landscaping scheme, enclosed by hedging and having a lovely outlook. The whole extends to approximately 0.95 acres.

### Services

Mains electricity and water are connected. Private drainage system. Oil central heating (underfloor at ground floor level).

### Outgoings

Council tax band E, payable 2024/25 £2799.53. Water rates are payable.

### Viewing

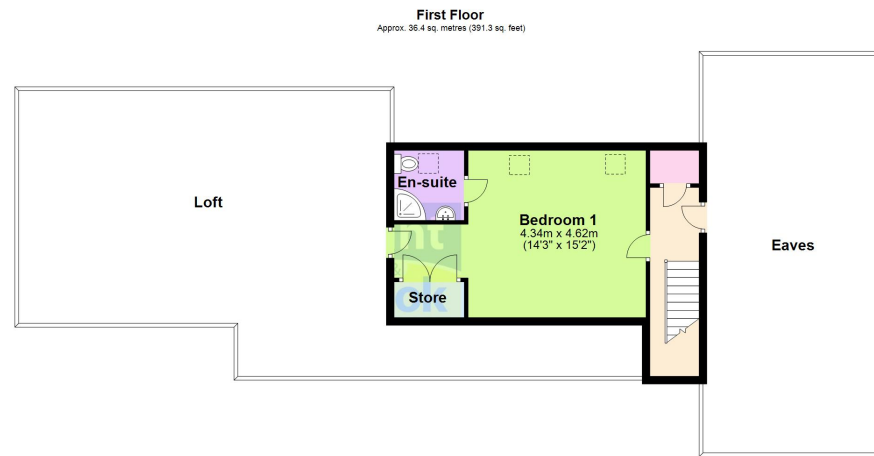
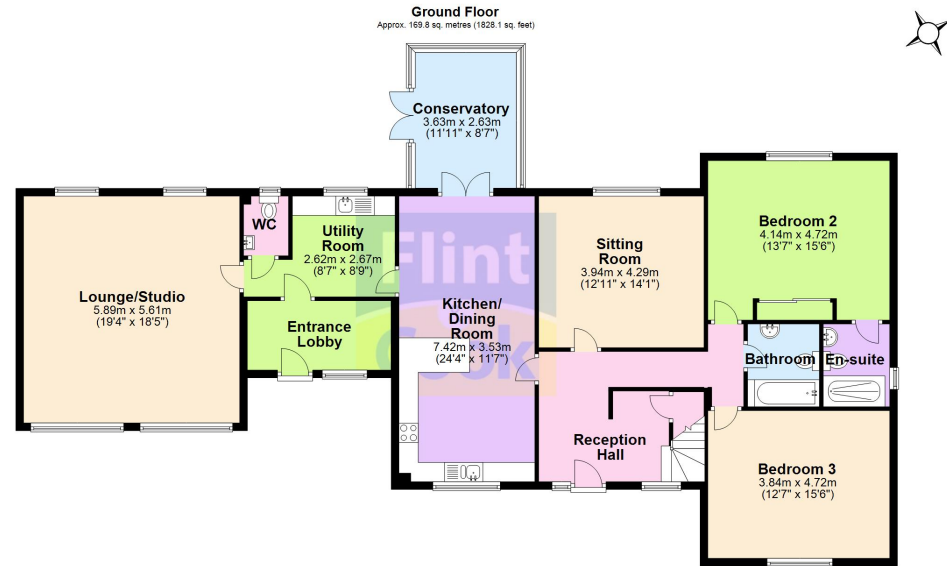
Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

### Directions

From Hereford proceed towards Abergavenny on the A465 and then, just past Belmont Abbey, turn right onto the B4349 and continue into Clehonger. Fork left, continuing on the B4349, towards Hay-on-Wye, and then turn into the unmarked lane, after about 100 yards (opposite the left-hand turning for Croft Road). The entrance to the property is towards the end of the lane via the wooden 5-bar gate.

### Money laundering regulations

Prospective purchasers are required to provide address verification, identification and proof of funds at the time of making an offer.



Total area: approx. 206.2 sq. metres (2219.4 sq. feet)  
This plan is for illustrative purposes only  
Plan produced using PlanUp

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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	<b>A</b>			
(81-91)	<b>B</b>		89	91
(69-80)	<b>C</b>			
(55-68)	<b>D</b>			
(39-54)	<b>E</b>			
(21-38)	<b>F</b>			
(1-20)	<b>G</b>			
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				