



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'D'

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

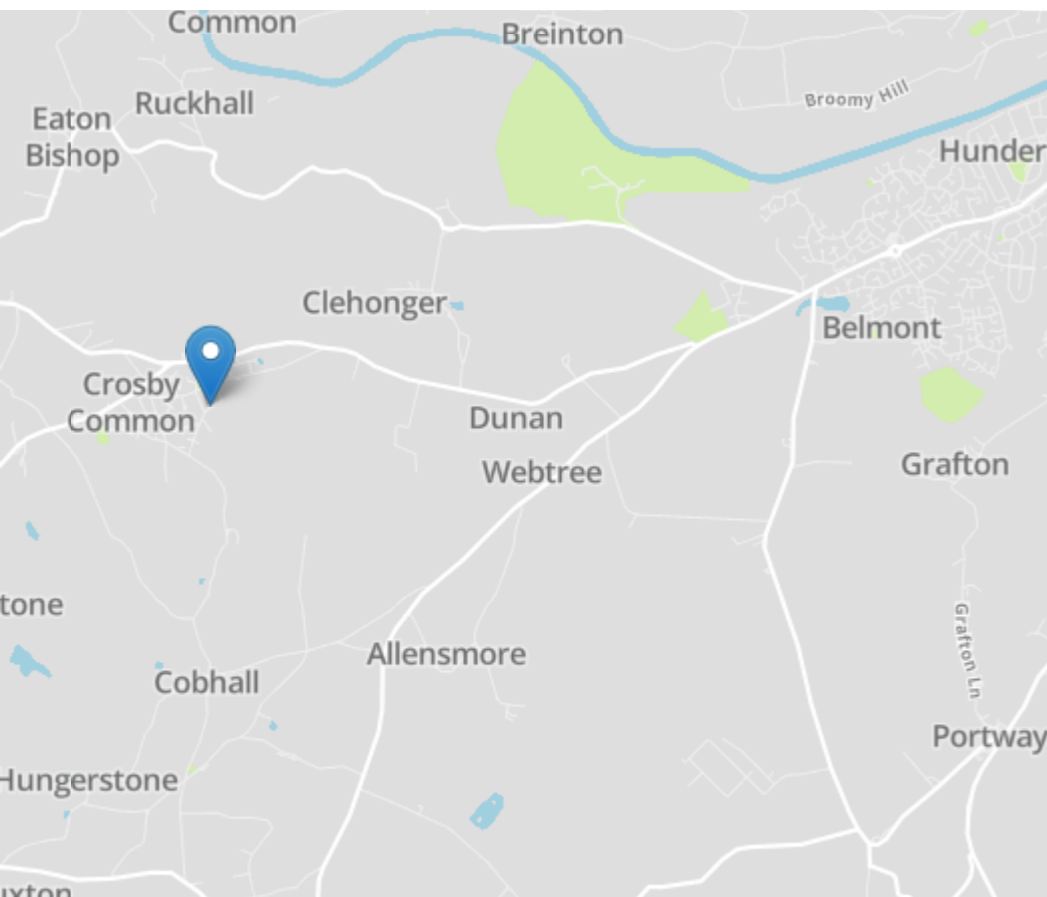
Avalon, School Lane
Clehonger Hereford HR2 9RQ

£435,000



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, turn left onto School Lane and the property can be found on the right hand side as indicated by the Agents For Sale board. For those who use 'What3words' //polka.imitate.depths



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	86
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

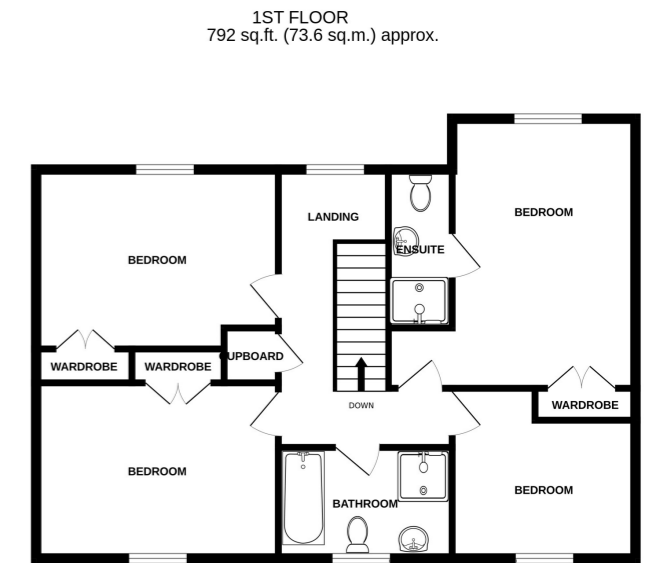
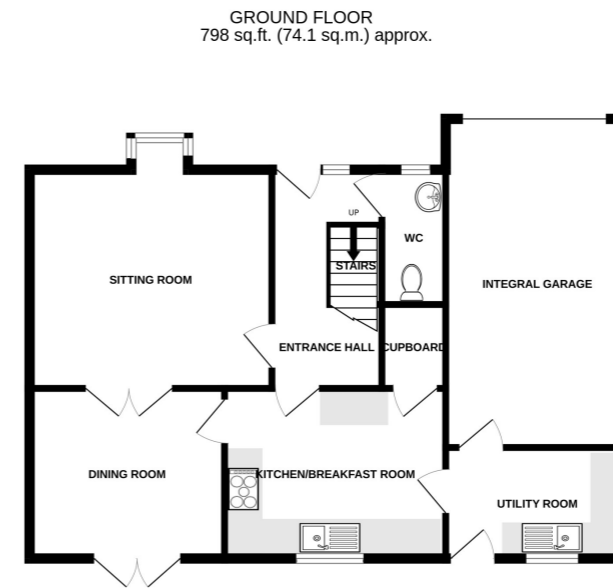
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



- Detached modern house • Four double bedrooms, master with en-suite • Downstairs cloakroom • Utility Room • Garage & ample off road parking

Hereford 01432 343477

Ledbury 01531 631177



TOTAL FLOOR AREA: 1589 sq.ft. (147.7 sq.m.) approx.
Made with Metropix ©2024

OVERVIEW

A beautifully presented four double bedroom, detached modern property comprising, lounge, kitchen/breakfast room, dining room, downstairs cloakroom, utility room, master en-suite, three further bedrooms, family bathroom, gardens and garage

Situated approximately 4.5 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 detail the property comprises:

Double glazed door from the front elevation leads to:

Entrance Hall

Having obscured glass double glazed window to front elevation, oak engineered flooring, ceiling light point, radiator, and open under stairs storage area.
Door to:

Downstairs Cloakroom

Having double glazed obscure glass to front elevation, ceiling light point, wash hand basin with hot and cold tap, WC, central heating radiator, tiled floor and part tiled walls.

Large Lounge

4.46m x 4.23m (14' 8" x 13' 11") into bay window.
Having radiator, carpet flooring, ceiling light point, and glazed window to front elevation.
Integral sliding/bi-folding doors to:

Dining Room

3.40m x 3.21m (11' 2" x 10' 6")
Having oak engineered flooring, ceiling light point, glazed french doors opening onto patio, and radiator.
Door to:

Kitchen/Breakfast Room

2.98m x 3.86m (9' 9" x 12' 8")
Having tiled flooring, spot lights, modern kitchen comprising base units with roll top working surfaces, space for large cooker, Indesit cooker hood over, feature lighting under the wall units, feature lighting over the Frankie stainless steel 1.5 sink and drainer, double glazed window overlooking the rear garden and rear elevation, radiator, and door to pantry with ceiling light.
Door to:

Utility Room

2.20m x 3.19m (7' 3" x 10' 6")
Having matching base units to the kitchen comprising roll top working surfaces over, stainless steel single bowl sink, double glazed door to outside, double glazed window to rear elevation, tiled floor, radiator, spot lights above, and door to integral garage.

Stairs lead to:

FIRST FLOOR

Landing

Having double glazed window to the front elevation, radiator, and two ceiling light points.

Master Bedroom

4.3m x 4.61m (14' 1" x 15' 1")
Having radiator, double glazed window to front elevation, fitted built-in wardrobes, TV and telephone point.
Door to:

En-Suite Bathroom

Having shower cubicle with electric shower, low level WC, central heating radiator, wash hand basin, tap over and tiled splash back, and mirror with light feature.

Bedroom 2

3.13m x 4.23m (10' 3" x 13' 11")
Having double glazed window to front elevation with views over open countryside, carpet flooring, hilt-in wardrobes, TV and telephone point.

Bedroom 3.

3.0m x 4.23m (9' 10" x 13' 11")
having double glazed window to rear elevation and countryside views beyond, fitted built-in wardrobes, radiator, and light point

Bedroom 4.

3.07m x 3.18m (10' 1" x 10' 5")
Having double glazed window to rear elevation, radiator, carpet flooring, TV and telephone point.

Family Bathroom

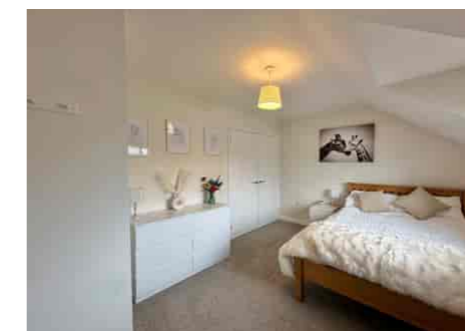
Having a corner shower cubicle with mains shower over, extractor fan, spot lights, chrome towel radiator, wash hand basin with mixer tap over and splash back tiling, wall mounted LED light feature mirror, low level WC, good size bath with hot and cold tap over and part splash tiling over, pot lights, and double glazed window to rear elevation.

OUTSIDE

The property is approached over a large gravel driveway with parking for numerous vehicles, and beyond here there are two raised flower beds with trees and shrubbery borders, and from here a side access gate with a brick wall, fencing panels and shrubbery borders leads to the rear garden. At the rear there is a raised decked area that catches the evening sunshine, and the garden is bordered by hedging and fencing and has a lawned area for ease of maintenance. To the far side of the property has been closed off by fencing and there is the added benefit of a storage shed and a large path area ideal for storage.

Integral Single Garage

6.0m x 3.2m (19' 8" x 10' 6")
Having lino flooring, up and over door, Worcester combi boiler, and ceiling light point.



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...

- Lounge 4.46m x 4.23m (14' 8" x 13' 11")
- Dining Room 3.40m x 3.21m (11' 2" x 10' 6")
- Kitchen/Breakfast Room 2.98m x 3.86m (9' 9" x 12' 8")
- Utility Room 2.20m x 3.19m (7' 3" x 10' 6")
- Master Bedroom 4.3m x 4.61m (14' 1" x 15' 1")
- Bedroom 2. 3.13m x 4.23m (10' 3" x 13' 11")
- Bedroom 3. 3.0m x 4.23m (9' 10" x 13' 11")
- Bedroom 4. 3.07m x 3.18m (10' 1" x 10' 5")
- integral Single Garage 6.0m x 3.2m (19' 8" x 10' 6")

And there's more...

- Popular village location
- Close to local amenities