

FOR  
SALE



13 School Lane, Clehonger, Hereford HR2 9RQ

£310,000 - Freehold

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## PROPERTY SUMMARY

This superb semi-detached cottage is quietly located overlooking school playing grounds, on the edge of the popular village of Clehonger, about 4 miles southwest of the Cathedral City of Hereford.

Within the village there is a shop/post office, public house, village hall, bus service, church and primary school. In nearby Kingstone there is also a secondary school and doctors surgery.

The original cottage has recently been extended and renovated, to a very high standard by a local builder, and has replacement double-glazing, gas central heating and very versatile accommodation with 2 first floor bedrooms and 1 on the ground floor, bathroom and shower room, high quality fitted kitchen, excellent parking and very large gardens.

## POINTS OF INTEREST

- *Semi-detached cottage*
- *Quiet village location*
- *Recently renovated and extended*
- *2/3 bedrooms*
- *Very large gardens*
- *Quality fitted kitchen*
- *Excellent parking*
- *Internal inspection highly recommended*



## ROOM DESCRIPTIONS

### Entrance hall

### Sitting room

Recessed open fireplace with brick surround and flagstone hearth, exposed timbering, radiator, window to front, wall light points.

### Inner hall

Staircase to first floor, radiator, window to side.

### Kitchen

Fitted with range of cottage-style base units with worksurfaces and tiled splashbacks, 1 1/2 bowl sink unit, plumbing for a washing machine, cupboard housing the gas-fired central heating boiler, vertical radiator, built-in electric oven with 4-ring hob and extractor hood, window and door to side.

### Rear hall

### Dining/living room

Radiator, window to front, double doors to the garden.

### Bedroom 3

Radiator, window to rear.

### Bathroom

White suite comprising bath with mixer tap, wash hand basin with cupboard under and WC with concealed cistern, ladder-style radiator, downlighters, extractor fan, window.

### First floor landing

### Bedroom 2

Exposed timbering, radiator, window.

### Inner landing

### Bedroom 1

Radiator, window to front.

### Shower room

Tiled shower cubicle with glass screen and mains shower with overhead and hand-held fittings, wash hand basin with cupboard under, WC with concealed cistern, ladder-style radiator, extractor fan, window.

### Outside

The property stands in large gardens with excellent parking space. The main garden is graded and ready for landscaping, and enclosed by fencing with paved patio area and a Summerhouse. Outside lights and water tap.

### Services

Mains electricity, gas, water and drainage area connected. Gas-fired central heating.

### Outgoings

Council tax band B, payable 2024/25 £1781.51

Water and drainage rates are payable.

### Agents Note

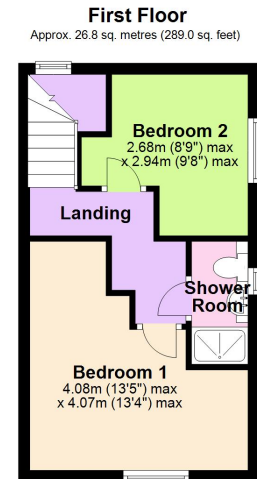
All flooring is included in the sale.

### Directions

What3words ///splashes.richest.trumped

### Money laundering regulations

Prospective purchasers will be asked to provide photo identification, address verification and proof of funds at the time of making an offer.



Total area: approx. 103.1 sq. metres (1110.2 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

**13 School Lane, Clehonger, Hereford**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	83
(81-91)	<b>B</b>	
(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		