



**GENERAL INFORMATION**

**Tenure**  
Leasehold. 104 years remaining. Ground rent £10.pa. Service charge £129.36pa (equates to:£10.78per month)

**Services**  
All mains services are connected to the property

**Outgoings**  
Council tax band 'A'

**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	
(69-80)	C	
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	70
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.

6 Elm Grove  
Clehonger Hereford HR2 9RB

**£132,300**



• Ground floor apartment with front and rear gardens • Gas central heating & double glazing • Ample off road parking

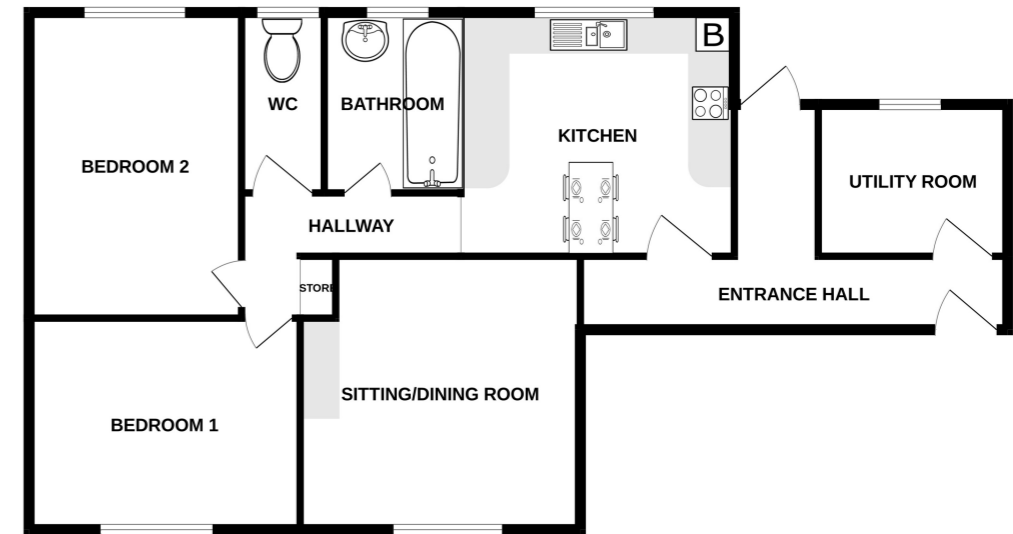
**DIRECTIONS**

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 Birch Hill road, turn right onto Elm Grove and the property can be found on the left hand side as indicated by the Agents For Sale Board. For those who use 'What3words'//linguists.weedy.shirts





## GROUND FLOOR



Made with Metropix ©2024

### OVERVIEW

This two bedroom ground floor flat is ideal for a first time buyer or investment purchaser, and comprises, hall, utility area, kitchen, lounge, two good size bedrooms, bathroom, separate WC, the benefit of gardens front and rear and ample parking.

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 at the front elevation leads to:

#### Ground Floor Entrance Hall

Having double glazed obscured glass window to front elevation and integral obscured glass window, laminate flooring, radiator, ceiling light point, and double glazed door leading through to the garden. Door to:

#### Utility Area

1.28m x 2.12m (4' 2" x 6' 11")  
Having double glazed obscured glass window to rear elevation, fitted wall and base units, with roll top working surfaces over, space for tumble dryer, and space for fridge/freezer.

#### Kitchen

3.00m x 2.72m (9' 10" x 8' 11")  
Being recently fitted and comprising fitted wall and base units, stainless steel 1.5 bowl sink, lino flooring, roll top working surfaces, Logic electric oven under, Indesit electric hob, cooker hood over, spaced and plumbing for washing machine, corner cupboard housing the central heating combination boiler, having a wealth of power sockets and double glazed window to the rear elevation overlooking the rear garden.

#### 'L' Shaped Inner Hall

Having built-in storage cupboards, lino flooring, ceiling light point and central heating radiator.

#### Lounge

3.07m x 4.55m (10' 1" x 14' 11")  
Having carpet flooring, radiator, double glazed window to the front elevation, ceiling light point, feature fireplace, TV and telephone sockets.

From the inner hall door leads to:

#### Bedroom 1

3.74m x 3.27m (12' 3" x 10' 9")  
Having carpet flooring, ceiling light point, double glazed window to the front elevation, and radiator.

#### Bedroom 2

2.72m x 4.0m (8' 11" x 13' 1")  
Being a good sized double room, carpet flooring, ceiling light point, radiator, TV and telephone points, and double glazed window to rear elevation over the garden.

From inner hallway door leads to:

#### Bathroom

Having double glazed obscured glass window to rear elevation, lino flooring, partly tiled walls, chrome towel radiator, pedestal wash hand basin, and shower over the bath with mixer tap.

#### Separate WC

Low level WC, lino flooring which matches the bathroom, ceiling light point, and obscured glass double glazed window.

#### OUTSIDE

The property is entered via the front elevation and has a large lawned area with a wealth of off road parking and has a fenced boundary. A concrete path leads around from the front via a gate, to the rear garden, where there is both fencing and hedging bounding the neighbouring property and from here there is an entertaining patio area, a selection of trees, shrubs and flower beds, outside tap, large lawn and a large storage shed.



### At a glance...

- Utility Area 1.28m x 2.12m (4' 2" x 6' 11")
- Kitchen 3.00m x 2.72m (9' 10" x 8' 11")
- Lounge 3.07m x 4.55m (10' 1" x 14' 11")
- Bedroom 1. 3.74m x 3.27m (12' 3" x 10' 9")
- Bedroom 2. 2.72m x 4.0m (8' 11" x 13' 1")

### And there's more...

- Popular village location
- Close to local amenities
- Ideal first time or investment purchaser

### 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.