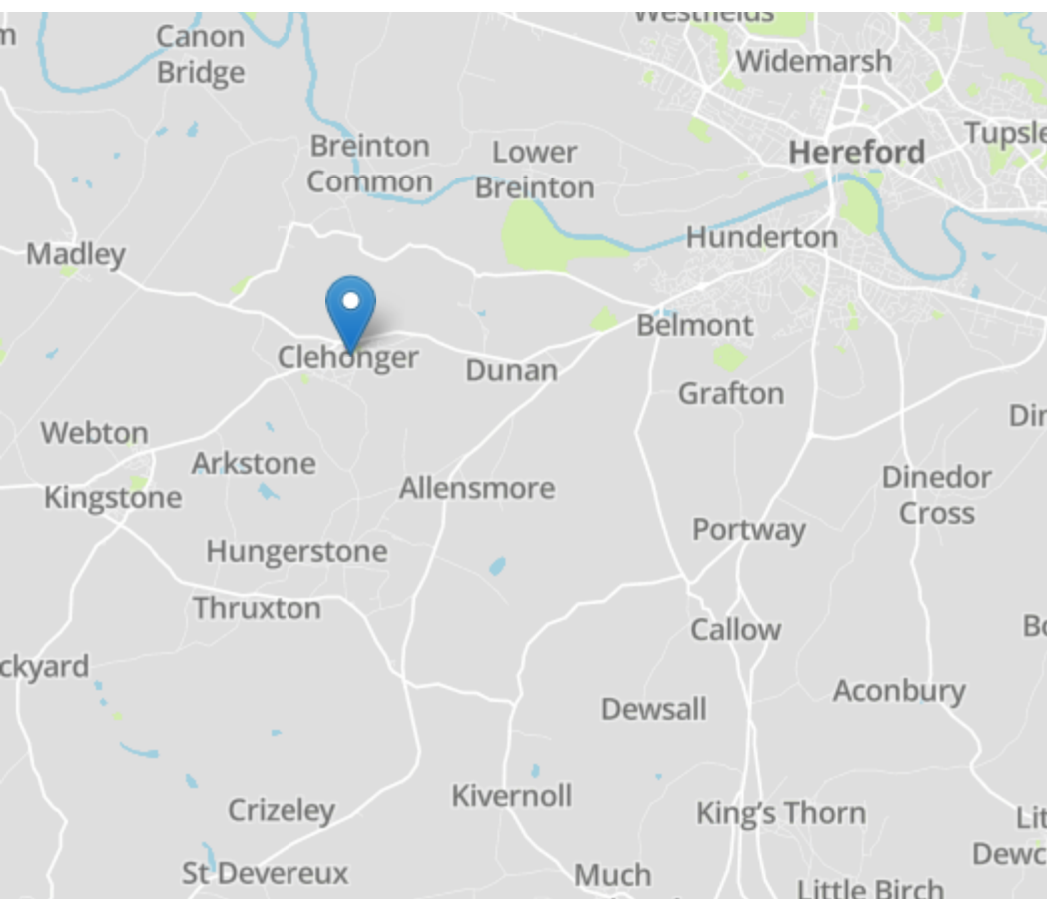




DIRECTIONS

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 the property is on the left hand side as indicated by Stooke Hill and Walshe For Sale Board. For those who use 'What3words' //yield.last.defensive



GENERAL INFORMATION

Tenure
Freehold

Services
All mains services are connected to the property

Outgoings
Council tax band 'C'

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		82
(39-54)	E	61	
(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.

23 Gosmore Road
Clehonger Hereford HR2 9SN

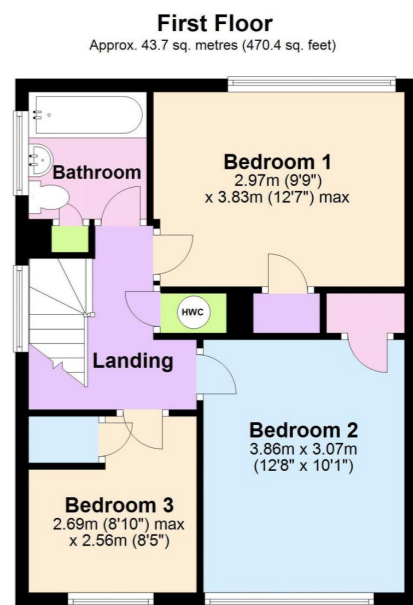
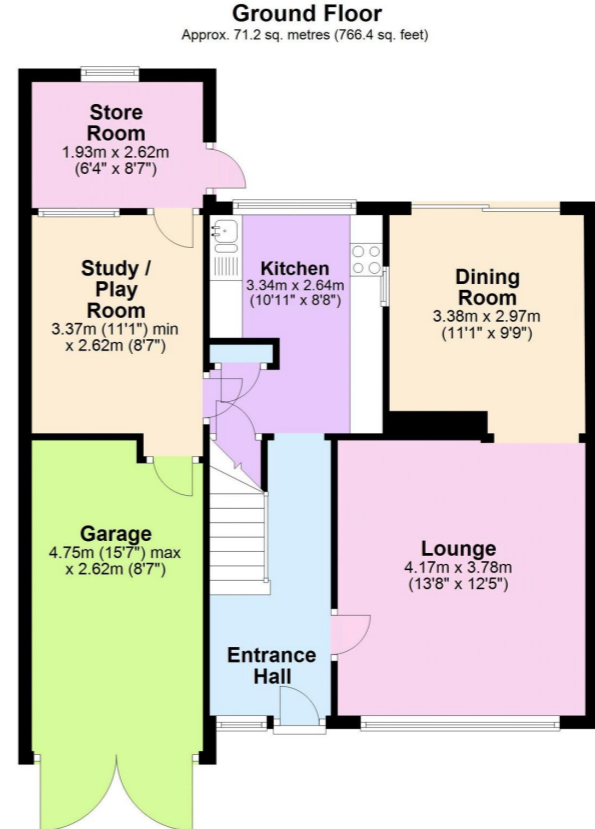
£280,000



• 40% shared ownership with 100% ownership available • 3 bedroom semi detached property • Off road parking and garage

Hereford 01432 343477

Ledbury 01531 631177



Total area: approx. 114.9 sq. metres (1236.8 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

AGENTS NOTE BEFORE BOOKING A VIEWING:

This property is SHARED OWNERSHIP with Platform Housing and the criteria is as follows:
40% ownership purchase price is £112,000. And a rent/service charge is payable to include buildings insurance to Platform Housing. Or Platform Housing are willing to sell and 100% purchase price is £280,000.
Freehold And this would have no service charges, nor ground rent.
The Landlord must be involved with the sale/purchase of this property if 40% shared ownership and the property cannot be sold above or below Market value.
The potential buyer MUST meet ONE of the following:
a First Time Buyer on low income and cannot afford to buy outright.
If you have previously owned a home but cannot afford to buy one now.
You are an existing shared owner and want to move.
You own a home and want to move but cannot afford a new home that meets your needs.
Forming a new household for example:
After a relationship breakdown.
NO INVESTORS if its for shared ownership.
For some homes you may have to show that you live in, work in, or have a connection to the area where you want to buy a home, so we advise you research this criteria.

OVERVIEW

A 3 bedroom semi detached property, comprises; gas central heating, double glazing, kitchen, lounge, dining room, 3 bedrooms, bathroom, front and rear garden, off road parking and garage.
Situating 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:

The property is entered by via a double glazed door to the front elevation leading to:

Entrance Hall

With obscured glass panel to the side of the double glazed door, giving this area a lot of light and space, ceiling light point, staircase with fitted carpet leading to the first floor, space for coat rack and shoe storage, central heating radiator, telephone point. Opening to:

Lounge

4.1m x 3.8m (13' 5" x 12' 6")
With coal effect gas fire with a back boiler, continued laminate flooring recently fitted, large double glazed window to the front elevation, ceiling light point, TV point, and telephone point
Archway through to:

Dining Room

3.6m x 3.0m (11' 10" x 9' 10")
With lino flooring, ceiling light point, double glazed sliding patio doors to the rear elevation onto a patio seating area, radiator, serving hatch through to the kitchen.
From the hallway and opening leads to:

Kitchen

2.7m x 3.45m (8' 10" x 11' 4")
With roll top working surfaces, wall and base units, integrated Logik electric oven, Logik 4 ring gas hob, ceiling light point, 1.5 bowl stainless steel sink and drainer with mixer tap over, space and plumbing for washing machine, radiator, lino flooring and double glazed window to the rear elevation overlooking the south facing rear garden.

Inner Hallway

With understairs pantry, and storage cupboard housing electrical meters and fuse board.
Step down leads to:

Utility/Store Room

2.65m x 3.4m (8' 8" x 11' 2")
With spot lights, power points and door to garage and a store area.

Storage Room at Rear of Utility

Being of brick construction, double glazed door at the side elevation, double glazed window at the rear elevation.

From the entrance hall a carpet stairs leads to:

FIRST FLOOR

Landing

With fitted carpet, loft hatch, Double glazed window to the side elevation, ceiling light point, airing cupboard housing the immersion heater, and has shelving.
Door to:

Bedroom 1

3.1m x 3.9m (10' 2" x 12' 10")
With fitted carpet, radiator, ceiling light point, power points, TV points, fitted wardrobe space, and double glazed window to the front elevation with far reaching views.

Bedroom 2

3.0m x 3.8m (9' 10" x 12' 6")
With fitted carpet, built-in storage cupboard with hanging rail/shelving, ceiling light point, and double glazed window to south facing rear elevation with far reaching countryside views.

Bedroom 3

2.8m x 2.6m (9' 2" x 8' 6")
A good size room, but having the stair bulkhead and fitted storage cupboard over, power points, ceiling light point, fitted carpet, and double glazed window to the front elevation.

Bathroom

With lino flooring, chrome towel radiator, spot lights, Creda shower over, tiling, bath with hot and cold tap, low level WC, wash hand basin with hot and cold tap over, and a double glazed obscured glass window to the side elevation.

OUTSIDE

At the front of the property there is a dropped curb allowing access for off road parking for numerous vehicles with gravel, stone for low maintenance, and from here there is access to the garage. The garden boundary is brick walling and fencing, at the front elevation. At the rear which faces south and is accessed either via the double glazed sliding doors from the dining room, or from the storage room off the kitchen area, there is a patio area, and from here there is large lawn, shrubbery, fencing to the side and rear creating the boundary.

Garage

2.7m x 4.9m (8' 10" x 16' 1")
With power, light, concrete flooring, and timber doors opening up at the front.



At a glance...

- Lounge 4.1m x 3.8m (13' 5" x 12' 6")
- Dining Room 3.6m x 3.0m (11' 10" x 9' 10")
- Kitchen 2.7m x 3.45m (8' 10" x 11' 4")
- Utility /Store Room 2.65m x 3.4m (8' 8" x 11' 2")
- Bedroom 1. 3.1m x 3.9m (10' 2" x 12' 10")
- Bedroom 2. 3.0m x 3.8m (9' 10" x 12' 6")
- Bedroom 3.
- Garage 2.7m x 4.9m (8' 10" x 16' 1")

And there's more...

- Popular residential area
- Close to local amenities

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.