

FOR  
SALE



5 Glasnant Close, Clehonger, Hereford HR2 9SL



£269,500 - Freehold

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## PROPERTY SUMMARY

Popular village location an immaculately presented 2 bedroom extended accommodation, beautifully presented, lovely garden, parking at the rear. Viewing highly recommended.

## POINTS OF INTEREST

- *Popular village location*
- *2 Bedroom extended accommodation*
- *Semi-detached house*
- *Immaculately presented*
- *Ideal for first time buyer/small family*
- *Off-road parking*



## ROOM DESCRIPTIONS

### **uPVC door through to the Reception Hall**

With LVT flooring, radiator, central heating thermostat, carpeted stairs leading to the first floor with understairs storage cupboard and door to the

### **Kitchen/Breakfast Room**

With matching wall and base units and ample worksurfaces, electric hob and double oven, 1½ bowl sink and drainer unit, integrated appliances to include fridge/freezer, dishwasher and washing machine, cupboard housing the gas Worcester Bosch central heating boiler, radiator, window to the front aspect, recessed spotlighting and LVT flooring.

### **Living Room**

LVT flooring, radiator, 2 ceiling lights, double glazed window and double glazed French doors into the

### **Garden Room**

LVT flooring, radiator, a separate electric radiator, recessed spotlighting, windows, skylight, French doors to the rear garden.

### **Downstairs WC**

With low flush WC, pedestal wash hand-basin, LVT flooring, radiator, opaque window, fuseboard and extractor.

### **First Floor Landing**

Fitted carpet, loft hatch, smoke alarm, storage cupboard and door to

### **Bedroom 1**

Fitted carpet, radiator, 2 windows to the front aspect and double built-in wardrobe.

### **Bedroom 2**

Fitted carpet, radiator and 2 windows to the rear aspect.

### **Shower Room**

Double width cubicle with mains fitment rainfall showerhead over, low flush WC, pedestal wash hand-basin, opaque window, heated towel rail, recessed spotlighting, extractor and mirrored storage cabinet.

### **Outside**

The front of the property is approached via concrete steps leading to an enclosed front garden with paved pathway to the front door and leading to the rear access gate. The front garden is mainly laid to lawn with outside tap and outside light. To the rear, French doors open onto a paved patio area - perfect for entertaining with a wooden gazebo (available by separate negotiation). There is also a timber storage shed, an outside purpose-built GARDEN ROOM which is ideal as a home office/gym/games room/workshop or potential living accommodation with wooden flooring, windows and French doors, recessed spotlighting, electric radiator and power points. The remainder of the garden is laid to lawn, enclosed by fencing and with a range of plants and shrubs. The back of the property is approached via a gravelled driveway with parking for up to 4 vehicles with iron gates providing access into the rear garden with a small gravelled area and outside power point and light.

### **General Information**

#### **Services & Outgoings**

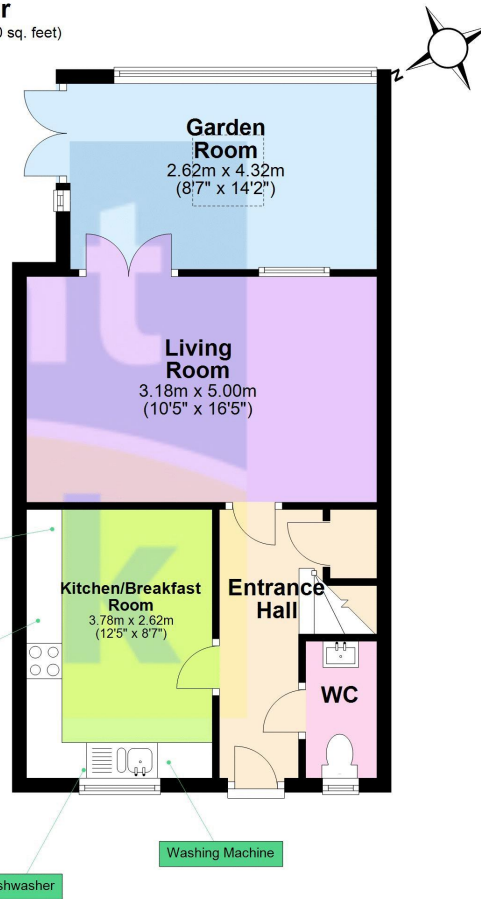
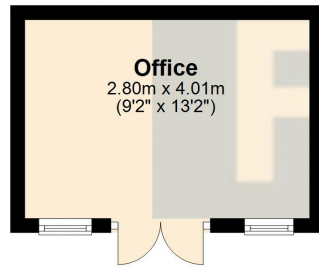
Mains water, electricity and gas are connected. Private drainage. Telephone (subject to transfer regulations). Gas-fired central heating. Outgoings Council tax band B . Private drainage.

### **Money Laundering**

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

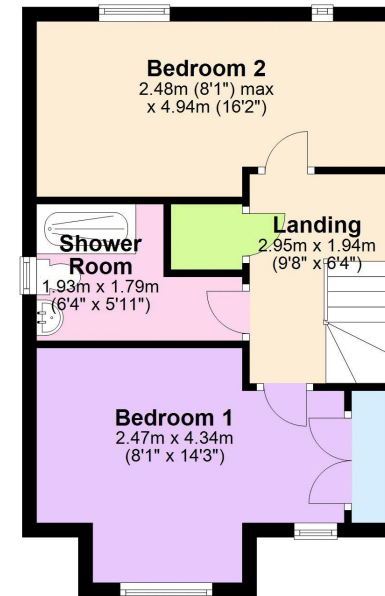
### Ground Floor

Approx. 58.1 sq. metres (625.0 sq. feet)



### First Floor

Approx. 36.6 sq. metres (393.7 sq. feet)



Total area: approx. 94.6 sq. metres (1018.7 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>	<b>96</b>
(81-91)	<b>B</b>	<b>83</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		
EU Directive 2002/91/EC		