

FOR
SALE



12 The Hollies, Clehonger, Hereford HR2 9SP

£299,500 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Occupying a peaceful cul-de-sac position in this popular village location, a well maintained 2/3 bedroom detached bungalow offering ideal retirement accommodation. The property, which is offered for sale with no onward chain, has gas central heating, double-glazing, modern kitchen and shower room, attractive front and rear gardens, and to fully appreciate the property we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Popular village location*
- *Well maintained detached bungalow*
- *2/3 bedrooms, conservatory*
- *Modern kitchen and shower room*
- *Attractive front and rear gardens*
- *Ideal for retirement*
- *Single garage*
- *No onward chain*



ROOM DESCRIPTIONS

uPVC partly double-glazed stable side entrance door to the

Kitchen

Fitted with range of wall and base units, 1 1/2 bowl sink unit with mixer tap, solid wood worksurfaces with splashbacks, tiled floor, side window with blind, central spotlighting, space for fridge, freezer, dishwasher and washing machine, cooker with extractor hood, radiator.

Inner hallway

Carpet, access hatch to loft space, built-in stair cupboard with shelving, central heating thermostat, door to

Lounge

Carpet, radiator, recess ideal for electric fire with mantle over, large window overlooking the front garden with vertical blinds.

Dining room/bedroom 3

Carpet, radiator, coved ceiling, sliding patio door to

Conservatory

Of brick and uPVC construction with tiled floor, radiator, opening window vents, door to rear patio and garden.

Bedroom 1

Carpet, radiator, window overlooking rear garden, built-in double wardrobe.

Bedroom 2

Carpet, radiator, window to front, fitted double wardrobe with mirrored sliding doors.

Shower room

Large double shower with glazed sliding doors, low flush WC, pedestal wash hand basin, tiled floor, radiator, 2 windows with blinds, mirror-fronted bathroom cabinet, recessed spotlighting, extractor.

Outside

To the front of the property double gates open onto a good-size driveway providing ample off-road parking. The front garden is attractively laid to lawn bordered by flowers and shrubs, interspersed with fruit trees and all enclosed by high hedging and fencing to maintain privacy.

To the immediate rear of the property there is a good-size paved patio area and with the rear garden facing south, it is a real sun-trap and provides an excellent entertaining space. The remainder of the garden is laid to lawn bordered by flowers and shrubs and enclosed by high hedging and trees to maintain privacy. There is a side access gate, greenhouse, 2 timber garden sheds and the property also benefits from a single garage with up-and-over door, light, power and personal door to the side.

Services

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

Outgoings

Council tax band D, payable 2024/25 £2290.52. Water and drainage rates are payable.

Directions

Proceed south out of Hereford on the A465 Abergavenny Road and take the right-hand turning to Clehonger. On entering the village turn left signposted Kingstone, then take the 1st left into Croft Road. After 200 yards turn right into Syers Croft and then left into The Hollies.

Viewing

By prior appointment with the Agent Flint & Cook (01432) 355455.

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.

Floor Plan

Approx. 86.3 sq. metres (929.4 sq. feet)



Total area: approx. 86.3 sq. metres (929.4 sq. feet)

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

12 The Hollies, Clehonger, Hereford

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	64	81
England, Scotland & Wales		