

FOR  
SALE



21 The Bines, Clehonger, Hereford HR2 9RA

£225,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## PROPERTY SUMMARY

Situated in this popular village location, a well presented 3 bedroom semi detached house offering ideal first time/family accommodation. The property has the added benefit of 3 double bedrooms, gas central heating, double glazing, front and rear gardens and is being sold with no onward chain.

## POINTS OF INTEREST

- *Popular Herefordshire Village*
- *Three double bedrooms*
- *Gas central heating & double glazing*
- *No onward chain!*
- *Well presented throughout*
- *Ideal first time buyer or family home*



## ROOM DESCRIPTIONS

### Ground floor

With entrance door leading into

### Entrance porch

With laminate flooring, windows to the front aspect and double glazed door leading into

### Entrance hall

With laminate flooring, radiator, smoke alarm, gas central heating thermostat, carpeted stairs with useful under stair storage space and doors to

### Kitchen

Fitted with matching wall and base units, wooden work surfaces with tiled splash backs, integrated electric oven, 4 ring and electric hob and extractor over, under counter space for fridge and freezer, tiled floor, double glazed window to the front aspect, sink and drainer unit, recess spotlights and radiator.

### Utility room

With matching wall and base units, ample work surface space, under counter space for tumble dryer, space for washing machine, tiled floor, gas central heating boiler, radiator and door to the outside.

### Dining room

Laminate flooring, ceiling light point, two wall lights, double glazed window and opening into the

### Living room

With laminate flooring, ceiling light point, radiator and double glazed window to the rear aspect.

### First floor landing

Fitted carpet, double glazed window, loft hatch and doors to

### Bedroom 1

With fitted carpet, radiator and double glazed window to the rear aspect.

### Bedroom 2

With fitted carpet, radiator and double glazed window to the rear aspect.

### Bedroom 3

Fitted carpet, radiator, ceiling light point and double glazed window to the front aspect.

### Bathroom

Three piece suite comprising tiled bath with mains fitment shower head over and fully tiled surround, pedestal wash hand basin, low flush w/c, heated towel rail, tiled floor and double glazed window.

### Outside

To the rear a small concrete patio with a concrete path leading to a stoned area with space for outside seating, the remainder of the rear garden is laid to lawn and enclosed by hedging and fencing.

To the front a low maintenance garden laid to lawn, enclosed by fencing and hedging with access gate and doors leading to the porch and utility room.

### Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

### Outgoings

Council tax band B payable for 2024/25 TBC  
Water and drainage rates are payable.

### Directions

From Greyfriars Bridge in Hereford City Centre proceed south, at the major junction take the far right exit onto the A465 (Belmont/Abergavenny Road). Continue out of the City and after nearly one mile take the right turning onto the B4349. Continue for two miles into Clehonger and the property is situated on the left hand side a just before the left turning for Kingstone.

### Viewings

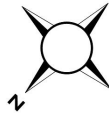
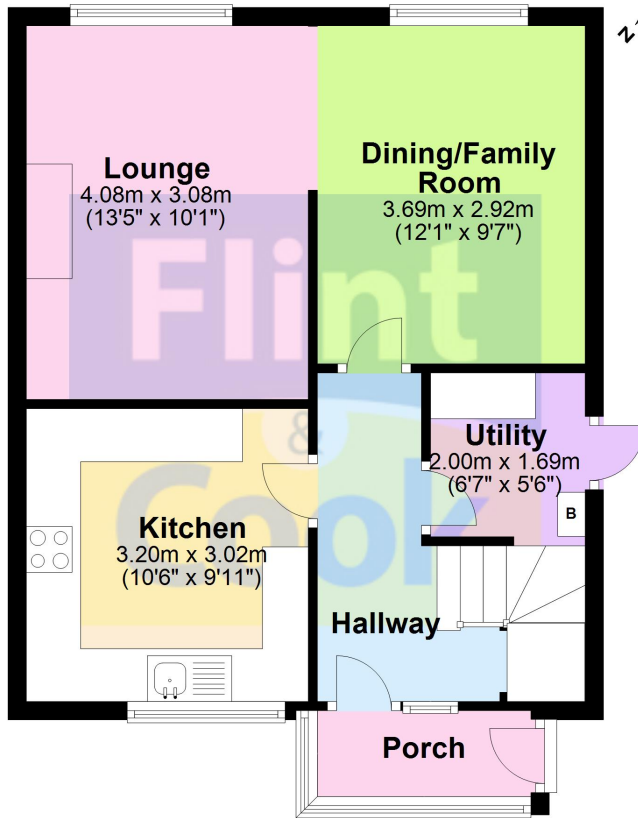
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Money laundering regulations

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

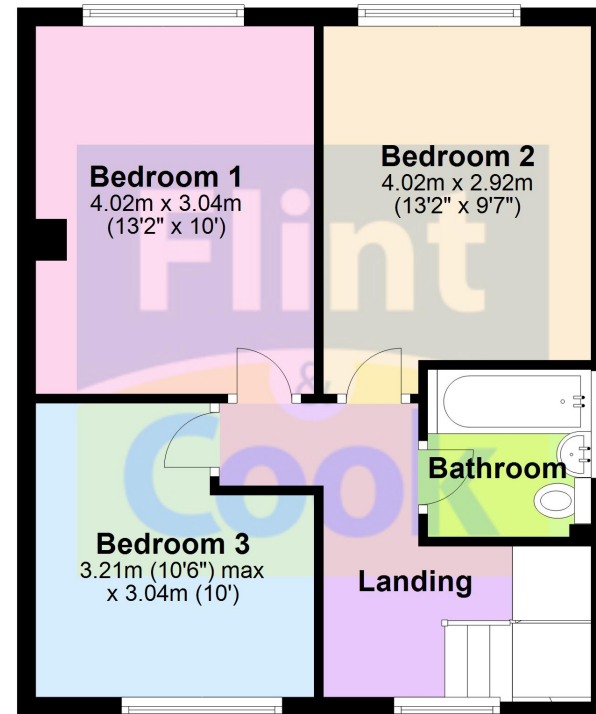
### Ground Floor

Approx. 43.7 sq. metres (470.8 sq. feet)



### First Floor

Approx. 44.4 sq. metres (478.3 sq. feet)



Total area: approx. 88.2 sq. metres (949.2 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>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			