

FOR  
SALE



7 Birch Hill Road, Clehonger, Hereford HR2 9RD

£275,000 - Freehold

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

## PROPERTY SUMMARY

Pleasantly situated in this popular village location, an immaculately presented 3 bedroom semi detached house offering ideal first time buyer/small family accommodation. The property has the added benefit of driveway parking, garage, garden, three good sized bedrooms, modern kitchen and bathroom and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Immaculately presented*
- *Driveway & garage*
- *Three bedrooms*
- *Semi detached house*
- *Popular village location*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Ground floor

UPVC entrance door into

### Entrance hall

With laminate flooring, carpeted stairs leading up, useful under stair storage area, radiator and doors to

### Living room

A light and airy living space with double glazed window to the front aspect with fitted blinds, radiator, oak mantle, oak effect laminate flooring and opening into the

### Dining room

With oak effect laminate flooring, radiator, french doors into the conservatory and opening into the

### Kitchen

A modern fitted kitchen with matching wall and base units, ample work surface space, 4 ring electric hob with extractor hood over and oven below, stainless steel sink and drainer, space for freestanding fridge/freezer, porcelain tiled floor, recessed spotlight, heated towel rail, double glazed window and door to the

### Conservatory

With vinyl floor tiles, work surface space with cupboard and shelving below and space for washing machine, double glazed windows and french doors to the rear garden

### First floor landing

With fitted carpet, double glazed window, loft hatch and doors to

### Bedroom 1

With fitted carpet, radiator, double glazed window to the rear aspect with fitted blind and contemporary panelling

### Bedroom 2

Fitted carpet, radiator, double glazed window to the front aspect and built in storage cupboard with fitted shelving

### Bedroom 3

Fitted carpet, radiator and double glazed window to the front aspect

### Bathroom

A modern fitted bathroom with three piece suite comprising panelled bath with mains fitment shower head over, wash hand basin with storage below, low flush w/c, heated towel rail, double glazed window and tiled floor

### Outside

To the rear paved steps lead down to a good sized patio area with side access gate and path to the rear access door to the garage and to outside storage shed which could be utilised as a home office subject to necessary changes.

Outside shed has a double glazed door and window, Garage has electric and light with up and over door to the front and personal door to the rear. The remainder of the garden is laid to lawn enclosed by fencing.

To the front a concrete driveway providing off road parking for several vehicles with paved path leading to steps to the front door with the front garden mainly laid to lawn.

### General Informatoin

Outgoings

Council Tax Band 'C' Amount payable 2024/25 £2036.02

Services

All mains services are connected. Gas fired central heating.

### Viewing

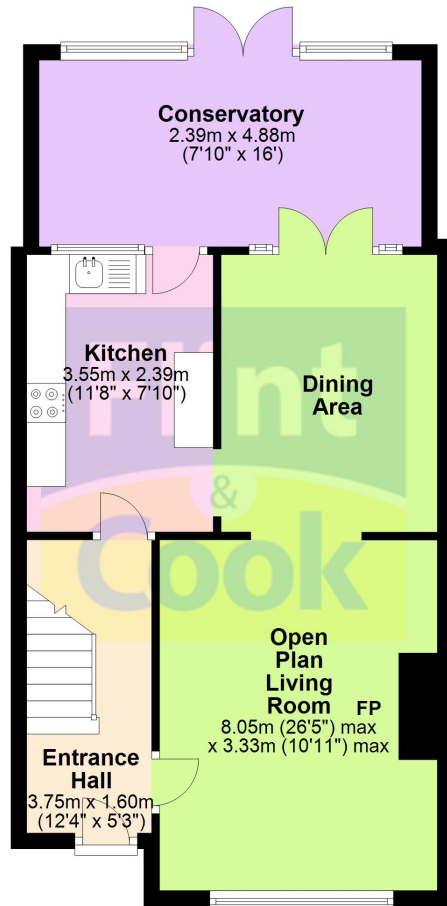
Strictly by appointment through the Agents, Flint & Cook 01432 355455

### Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer

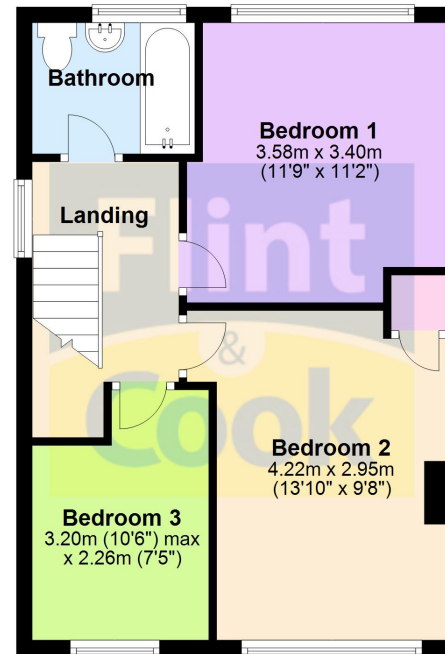
### Ground Floor

Approx. 53.4 sq. metres (574.8 sq. feet)



### First Floor

Approx. 42.1 sq. metres (453.7 sq. feet)



Total area: approx. 95.5 sq. metres (1028.5 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>	
(81-91)	<b>B</b>	<b>85</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>66</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		