



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

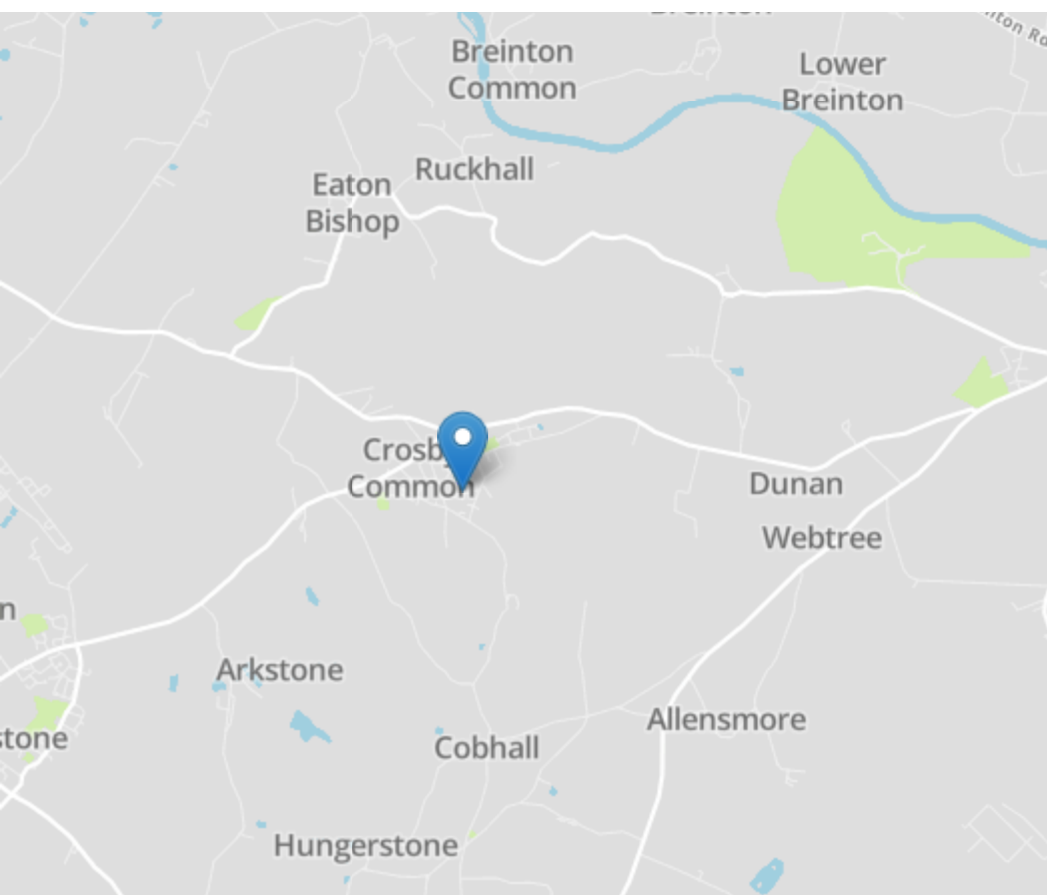
6 Pleasant Row
Clehonger Hereford HR2 9RE

£289,950



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, left onto Birch Hill road, right onto Pleasant Row and the property can be found on the right hand side as indicated by the Agents For Sale board. For those who use 'What3words' ///Prank.playroom.hasten



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.





OVERVIEW

A three bedroom semi-detached property in Clehonger comprising lounge, kitchen/dining room, converted garage room, 3 bedrooms, bathroom, part garage and gardens. Situated 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:

Double glazed door at the front elevation leads to

Entrance Porch

2.788m x 1.221m (9' 2" x 4' 0")

The entrance porch has tiled flooring; an access door going through to the garage conversion on the right-hand side; an internal double glazed door with a window panel alongside it, that leads into the entrance hall; in addition, there is a double glazed window to the front and side elevation.

Entrance Hall

The entrance hall is an open space with laminated vinyl tile flooring, a central heating radiator, a ceiling light point, a telephone point, and an opening on the left-hand side instead of having a doorway through to the lounge.

In addition, there is a fitted carpet leading to the staircase that leads you up to the first floor landing.

Lounge

3.8m x 4m (12' 6" x 13' 1")

In the lounge there is a large double glazed window to the front elevation, laminated vinyl tile flooring, a log burning stove within a chimney breast, a ceiling light point, two wall light points, and an opening through to the open plan kitchen/dining room.

Kitchen/Dining Room

5.75m x 3m (18' 10" x 9' 10")

This is a modern kitchen/dining room which comprises of: laminated vinyl tile flooring, quartz worktop over fitted base units, and wall mounted fitted units with soft close doors and drawers. In the centre of the kitchen, there is a kitchen island with roll top work surfaces, as well as a six-seater breakfast. Worcester central heating boiler is within central heating boiling cupboard but boxed in to match the kitchen, Caple 4 ring electric hob with Caple cooker hood; space and plumbing for a fridge-freezer; Caple integrated chest height oven; 2 ceiling light points - 1 over dining area, 1 over kitchen preparation space. The integrated appliances in this kitchen include: a 'Beko' dishwasher; a Belfast-style stainless steel sink and drainer, with a mixer tap over,

Understairs pantry/ storage area - opening through a doorway to a converted garage space.

Converted Garage Room

2.6m x 4.9m (8' 6" x 16' 1")

Laminated flooring, 3 ceiling light points, power points and TV points.

Off of the conversion, there is a downstairs WC/utility - towel radiator, low level WC, wash hand basin with hot and cold taps over, wall mounted vanity/storage space, plumbing space for a washing machine, with tumble dryer over, ceiling light point, continued laminate flooring from garage space, no door, double glazed window to the rear elevation.

Off of garage, there is an inner hall with a ceiling light point and a double glazed stable-style door to the rear elevation

From the entrance hall carpeted stairs leads to:

First Floor

Landing

With airing cupboard that has no door but has shelving within

the space, there is loft access above, double glazed window to the side elevation allowing natural light to come through onto the L-shaped landing space. hanging rails/wardrobe space at the end of the landing.

Bedroom 1

3.8m x 3m (12' 6" x 9' 10")

Fitted carpet, ceiling light point, double glazed window to the rear elevation with some far-reaching countryside views, fitted storage in master bedroom with power sockets and Tv point.

Bedroom 2

2.65m x 3m (8' 8" x 9' 10")

Double glazed window to the front elevation, radiator, carpet flooring, built-in wardrobe space with no door,

Bedroom 3

2.7m x 2.6m (8' 10" x 8' 6")

To including stair bulkhead, carpet flooring, ceiling light point, power point, radiator, and double glazed window to the front elevation.

Bathroom

With lino flooring, L-shaped bath with a shower unit over with 2 shower attachments - bath has mixer tap over, wash hand basin with splash tiling, also splash tiling over the bath, low level WC, double glazed window to the side elevation with obscured glass, extractor fan and ceiling light point.

OUTSIDE

Having a dropped curb allowing access to the driveway, brick paved driveway, EV charging point mounted to front wall, brick wall separating boundary between property and neighbour, stone wall to front of garden, behind stone wall is lawn area with fencing on the other side to the other neighbour, flower bed, behind flower bed is a stone low maintenance area surrounding the property.

The rear garden has a measurement of: 8.8m x 10.5m (28' 10" x 34' 5")

Accessed from double glazed stable-style door from the garage conversion area and also a sliding double glazed patio door in kitchen/dining space gives access onto the outside decking area which has a timber constructed pergolas over it, decked area steps down onto a patio entertaining space/seating area where there is an outdoor tap, patio then continues up the side of the rear garden surrounding the lawn giving access to a storage shed at the rear, and fencing all the way around the perimeter/boundary.

Garage

2.9m x 2.7m (9' 6" x 8' 10")

With up and over door, concrete floor, ceiling light point, wall mounted storage space, power and lighting and also accessible from door from porch area.



At a glance...

Lounge 3.8m x 4m (12' 6" x 13' 1")

Kitchen/Dining Room 5.75m x 3m (18' 10" x 9' 10")

Part converted garage

Room 2.6m x 4.9m (8' 6" x 16' 1")

Bedroom 1. 3.8m x 3m (12' 6" x 9' 10")

Bedroom 2. 2.65m x 3m (8' 8" x 9' 10")

Bedroom 3. 2.7m x 2.6m (8' 10" x 8' 6")

Part garage 2.9m x 2.7m (9' 6" x 8' 10")

And there's more...

Popular village location

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.