

**Ground Floor**  
Approx. 109.2 sq. metres (1175.5 sq. feet)



Total area: approx. 109.2 sq. metres (1175.5 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.



**4 Croft Road Clehonger Hereford HR2 9ST**

**£235,000**

- Spacious detached bungalow
- Village 4 miles from Hereford
- 3 Bedrooms

- Lounge & dining room
- Gas central heating, double glazing
- Lovely private garden

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## 4 Croft Road Clehonger Hereford HR2 9ST

This appealing detached bungalow occupies a pleasant non-estate position in the village of Clehonger which lies four miles south-west of Hereford. The bungalow is set well-back in beautifully laid-out gardens which provide a high degree of privacy. Local amenities available close-by include a village shop/stores, inn, bus service and primary school.

Built of brick under a tiled roof, the bungalow has the benefit of replacement double-glazed windows, gas fired central heating and PVC fascias and soffits. The accommodation, which is extremely spacious and is ideal for retirement or family occupation, it has an additional large store room and utility room extension. Carpets are provided throughout and the property includes **entrance lobby, cloakroom/WC, lounge and dining room, kitchen, large store room, utility room, inner hallway, 3 bedrooms and shower room/WC.**

In detail the property comprises:-

### Accommodation

#### Enclosed Entrance Lobby

Double-glazed front door, radiator, telephone point and tiled floor.

#### Cloakroom

Wash hand basin (h&c), low level WC, tiled floor and extractor.

#### Dining Room

Radiator, room thermostat, coved ceiling cornices, carpet and through access to



#### Lounge

Fireplace with mantel, brick surround with display niche, hearth and fitted coal-effect gas fire, coved ceiling cornices, double radiator, two wall lights, carpet, double-glazed picture window with sliding patio door to garden and wide double-glazed window bay with outlook onto side garden.

#### Kitchen

Range of fitments including single drainer sink unit with mixer tap (h&c) inset into wide worktop with cupboards, drawers and space with plumbing for dishwasher below, additional worktops with cupboards and drawers below, recess with shelving, worktop, cupboard and drawer, four eye-level wall cupboards and two glass fronted china display cabinets, Flavel upright gas cooker with four-ring hob, grill, main oven and overhead extractor canopy, part-tiled walls, striplight, radiator, telephone extension point, tiled floor, double-glazed window with outlook over rear garden and walk-in pantry with shelving.

#### Large Store Room

Striplight, carpet, double-glazed door providing dry access from carport and door to

#### Utility Room

Single drainer sink unit (h&c) with cupboard and drawer below, worktops with cupboard and drawers below, plumbing for washing machine, eye-level wall cupboards, radiator, carpet, door to garden and Worcester wall mounted combination gas fired boiler providing central heating and instant hot water.

#### Inner Hallway

Carpet, linen cupboard with slatted shelving, radiator and hinged trap with sliding ladder to useful roof storage space.

#### Bedroom 1

Radiator, telephone extension point, carpet, built-in wardrobe with shelf and hanging rail, fitted wardrobe with hanging rails, shelving and sliding mirror doors and double-glazed window with outlook onto side garden.



#### Bedroom 2

Radiator, carpet, built-in wardrobe with shelf and hanging rail, double-glazed window with front aspect.

#### Bedroom 3

Radiator, carpet and double-glazed window with side aspect.

#### Shower Room

White suite comprising walk-in shower cubicle with mains fitment, vanity wash basin with Monobloc mixer tap (h&c) with cupboard below, low level WC, fully tiled walls, radiator and tiled floor.

#### Outside

The property is approached over a gravelled driveway providing useful off-road parking space and access to the **Open Carport 16' 11" x 8' 2" (5.15m x 2.49m)**

External lighting. All metal greenhouse. Timber garden shed. Garden tap. External powerpoint.



The gardens, which are of easily manageable size, are fully enclosed and provide considerable privacy. The front garden includes a lawn, well-stocked flower borders and is set behind a substantial evergreen hedge. An ornamental iron gate opens into the side garden which has a winding crazy-paved footpath, gravel and raised flowerbeds with a number of shrubs and bushes including rosemary, box, pyracantha and soft fruit etc. The rear garden has a sunny south-westerly outlook and includes a paved patio with Covered Overhang, lawn, flowerbeds and borders and a number of ornamental shrubs and bushes. In the rear corner there is a paved seating area with overhead pergola.



### General Information

#### Services

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

#### Outgoings

Council tax band D payable for 2016/17 - £1631.22. Water and drainage rates - metered supply.

#### Tenure & possession

Freehold with vacant possession on completion.

#### 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. One mile after leaving the City turn right onto the B4349, on reaching Clehonger after two miles take the left fork signposted for Kingstone. Then take the first turning on the left into Croft Road where the property will be found on the right-hand side.

#### Viewing

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

#### Money laundering regulations

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

#### Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact Jackie Eversham (01432) 355455.

#### Opening hours

Monday - Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 2.00 pm

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