

FOR  
SALE



3 Lark Gardens, Clehonger, Hereford HR2 9FF

£320,000 - Freehold

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## PROPERTY SUMMARY

A well presented recently constructed detached family home offers excellent family accommodation and is offered for sale with No Onward Chain. Situated in the popular village of Clehonger the property occupies a peaceful cul-de-sac position and is just 5 miles southwest of Hereford city centre with a wealth of amenities.

## POINTS OF INTEREST

- *Modern detached house*
- *4 Bedrooms (1 en-suite)*
- *Lovely village location*
- *Quiet cul-de-sac position*
- *Integral garage, parking*
- *Garden*
- *Gas central heating*
- *Double glazing, central heating*
- *No onward chain*
- *Viewing advised*



## ROOM DESCRIPTIONS

### Entrance hall

Partially glazed front entrance door, carpet, radiator, door to

### Lounge

Window to front, radiator, carpet, double doors to the

### Open-plan kitchen/dining room

Tile-effect flooring, modern fitted kitchen with wall and base units, ample worktop space with breakfast bar, sink and a quarter draining board unit, integrated electric oven with 4-ring gas hob, space for undercounter fridge/freezer and dishwasher, window to rear, patio doors to the rear garden, radiator, useful in-built understairs storage cupboard, door to the

### Utility

Fitted worktop with space beneath for washing machine, gas-fired central heating combination boiler, radiator, external access door to Side Passage and door to

### Cloakroom

Low flush WC, pedestal wash hand basin, radiator, window, tile-effect flooring.

### First floor Landing

Carpet, attic hatch to loft space.

### Bedroom 1

Window to front, radiator, space for wardrobes, in-built storage cupboard, door to en-suite shower room having shower cubicle with mains fitment mixer shower, WC, pedestal wash hand basin, radiator, window, tile-effect flooring.

### Bedroom 2

Window to front, radiator, carpet.

### Bedroom 3

Window to rear, radiator, carpet.

### Bedroom 4

window to rear, radiator, carpet.

### Family bathroom

Panelled bath with mixer tap, WC, pedestal wash hand basin, radiator, window to rear, tile-effect flooring.

### Outside

To the front of the property there is a tarmac drive providing off-road parking for 2 vehicles with lawn and space to the side. There is a useful side access to the rear garden, which is all laid to lawn.

### Services

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

### Outgoings

Council tax band E payable 2023/24 £2671.33.

Water and drainage - metered supply.

### Directions

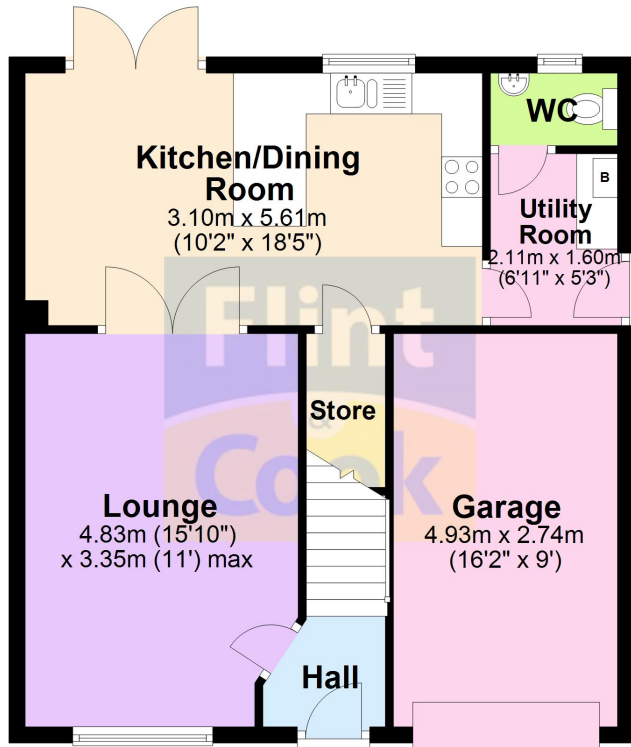
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### MONEY LAUNDERING

To comply with Money Laundering Regulations, prospective tenants will be asked to produce identification documentation at the time of making an application

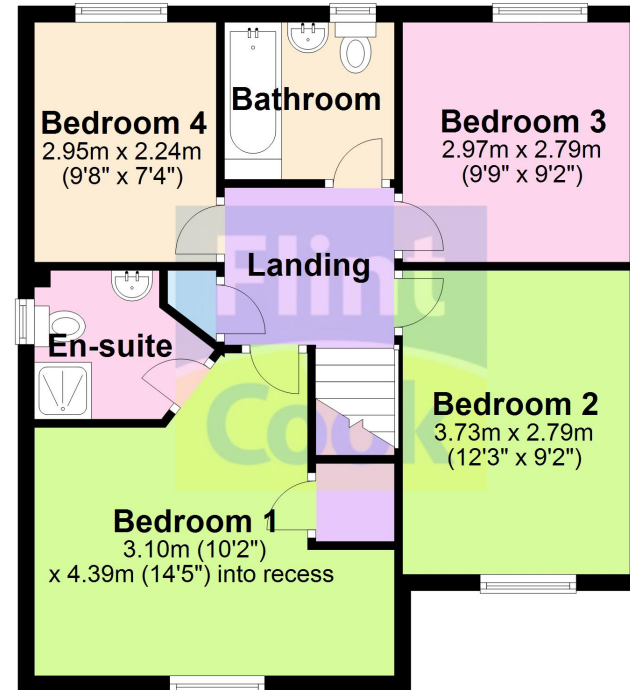
### Ground Floor

Approx. 44.4 sq. metres (477.9 sq. feet)



### First Floor

Approx. 55.1 sq. metres (593.6 sq. feet)



Total area: approx. 99.5 sq. metres (1071.5 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>	93
(81-91)	<b>B</b>	83
(69-80)	<b>C</b>	
(55-68)	<b>D</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		