

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

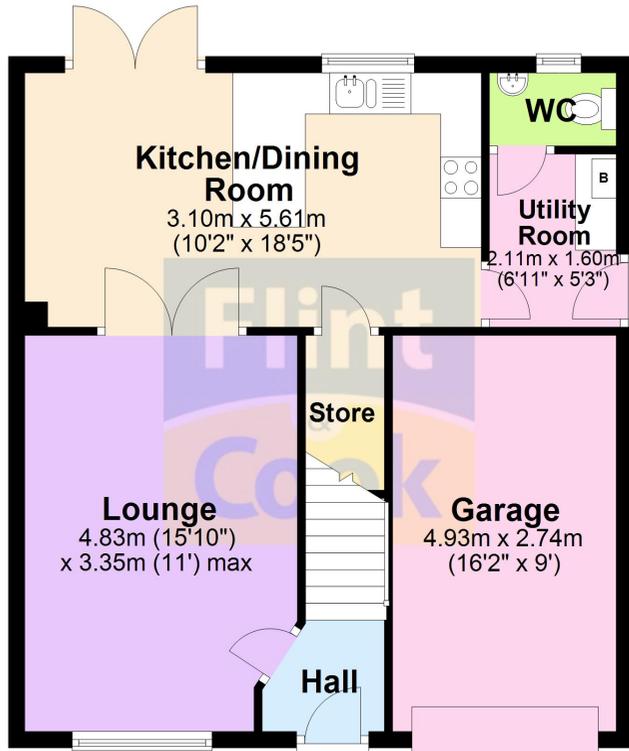
What3words ///otter.power.float

MONEY LAUNDERING

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

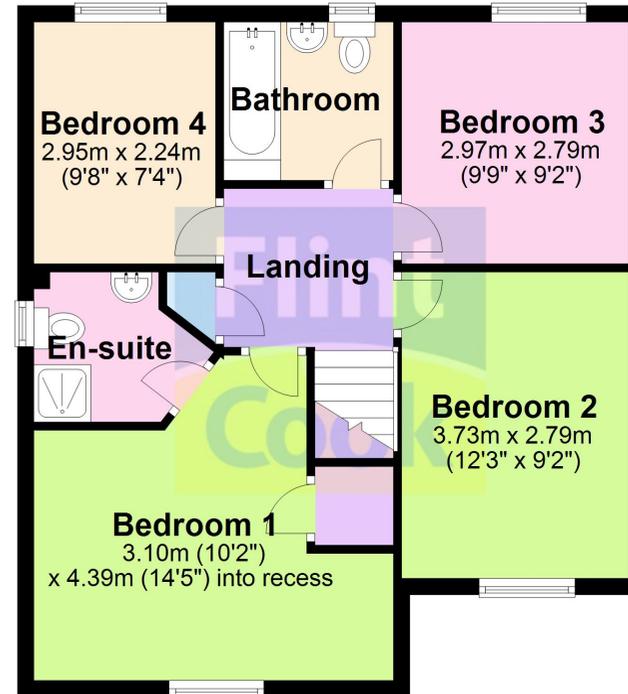
Ground Floor

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+)	A	93
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		