

FOR
SALE



16 Poplar Road, Clehonger, Hereford HR2 9SW

£330,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Peacefully situated in this popular village location, a 3 bedroom detached bungalow offering ideal retirement accommodation. The property, which is offered For Sale with no onward chain, has the added benefit of gas central heating, double glazing, 3 good size bedrooms, ample parking and garage and to fully appreciate this property we recommend an internal inspection.

POINTS OF INTEREST

- *Popular village location*
- *Gas central heating & double glazing*
- *3 Bedroom detached bungalow*
- *Lounge & kitchen/diner*
- *Ideal for retirement*
- *Garage & ample off-road parking*
- *No onward chain*
- *Must be viewed!*



ROOM DESCRIPTIONS

Recessed Entrance Porch

With entrance door through to the

Spacious Reception Hall

With mat-well, fitted carpet, radiator, recessed spotlighting, access hatch to loft space with pull-down ladder, central heating thermostat and glazed panelled door to the

Lounge

Fitted carpet, radiator, window overlooking the rear garden and feature fireplace with hearth, display mantel and electric fire.

Open-plan Kitchen/Dining Room

Kitchen area with a range of modern units comprising single drainer sink unit with mixer tap over, wall and base cupboards, worksurfaces with tiled splashbacks, vinyl flooring, window to the front aspect with roller blind, recessed spotlighting, space and plumbing for washing machine, space for upright fridge/freezer, built-in single oven and 4-ring hob with cookerhood over, built-in dishwasher, window to the side, space for breakfast table, wall mounted gas fired central heating boiler, partially glazed door to the driveway. Dining area with vinyl flooring, radiator, recessed spotlighting and double patio doors to the rear garden.

Bedroom 1

Fitted carpet, radiator, space for wardrobes, window to the rear and built-in store cupboard.

Bedroom 2

Fitted carpet, radiator, window to the front aspect.

Bedroom 3

Fitted carpet, radiator, window to the front aspect.

Wet Room

Large shower area, pedestal wash hand-basin, low flush WC, handrails, recessed spotlighting, ladder style towel rail/radiator, window with roller blind.

Outside

To the front of the property there is a good size lawned garden with driveway to the side providing ample off-road parking facilities leading up to the GARAGE with up-and-over door, power and light points, ample storage space and glazed window to the side. To the immediate rear of the property there is a paved patio area providing the perfect entertaining space with the remainder of the garden laid to lawn and enclosed by fencing. There is also a useful outside garden store and WC.

Services

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

Outgoings

Council tax band TBC - payable 2024/25 £TBC.
Water and drainage - rates are payable.

Viewing

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

Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Directions

What3words - which this chatter

Ground Floor

Approx. 90.1 sq. metres (970.3 sq. feet)



Total area: approx. 90.1 sq. metres (970.3 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		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			