

FOR
SALE



Greyfriars Church Road, Clehonger, Hereford HR2 9SE

£515,000 - Freehold

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

PROPERTY SUMMARY

Occupying a peaceful rural position, a spacious 4 bedroom detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, extensive landscaped gardens, detached double garage and ample parking and the fully appreciate this property we recommend an internal inspection.

POINTS OF INTEREST

- *Peaceful rural location*
- *Spacious 4 bedroom detached house*
- *Extensive landscaped gardens*
- *Double garage & large driveway*
- *Ideal family home*
- *Must be viewed!*



ROOM DESCRIPTIONS

Reception Hall

Fitted carpet, carpeted staircase to the first floor, under-stairs store cupboard, central heating thermostat and door to the

Downstairs Cloakroom

With low flush WC, corner wash hand-basin with tiled splashback, vinyl flooring, radiator, double glazed window and central spotlighting.

Lounge

Fitted carpet, 2 radiators, large double glazed windows to the front and rear aspects, feature fire surround with plinth (ideal for electric/gas fire) and dimmer controls.

From the Reception Hall there is open-plan access to the

Kitchen/Dining Room

Dining Area with fitted carpet, radiator, double glazed windows to the front and side aspects. Kitchen Area is extensively fitted out with a range of wall and base units, ample granite worksurfaces with splashbacks, large breakfast bar with ample store cupboards under, double glazed window enjoying a pleasant outlook across the rear garden with countryside beyond, central spotlighting, easy to maintain flooring, space for upright fridge/freezer, built-in double oven and 4-ring induction hob with cookerhood over and partially double glazed door to the

Large Conservatory

Of brick and uPVC construction with solid wood flooring, radiator, wall mounted gas central heating boiler, range of blinds, double glazed sliding patio door onto the front garden and patio, opening window vents, partially double glazed door to the rear garden and internal door to the

Utility Room

Single drainer sink unit with mixer tap over, range of wall and base cupboards, worksurfaces, space and plumbing for washing machine, tumble dryer etc., space for further fridge, double glazed window to the rear, radiator, partially tiled wall surround and door to the USEFUL STORE ROOM with radiator, power and light points and door to the side driveway.

First floor landing

Fitted carpet, radiator, access hatch to loft space, double glazed window to the rear enjoying a fine outlook and door to

Bedroom 1

Fitted carpet, radiator, space for wardrobes, double glazed window to the rear enjoying a fine outlook.

Bedroom 2

Fitted carpet, radiator, double glazed window to the front aspect.

Bedroom 3

Fitted carpet, radiator, double glazed window to the front aspect.

Bedroom 4

Fitted carpet, radiator, double glazed window to the side.

Bathroom

Suite comprising panelled bath with shower unit over, pedestal wash hand-basin with wall mirror over, low flush WC, radiator, double glazed window, tiled wall surround for easy maintenance and built-in airing cupboard with shelving.

Outside

Double gates to the side open onto an extensive tarmac driveway providing ample off-road parking and this leads up to the DETACHED DOUBLE GARAGE with twin up-and-over door, power and light points, ample storage space. One of the main features of the property are the good size gardens which lie to the front, side and rear of the property - mainly laid to lawn and interspersed with a wide variety of flowers and shrubs and mature trees etc and all enclosed by fencing and hedging to maintain privacy. There is a paved patio area providing the perfect entertaining space, range of store sheds, useful greenhouse and open countryside to the rear with views of Old Clehonger church.

Services

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

Outgoings

Council tax band E - payable 2024/25 £2799.53

Water and drainage - rates are payable/metered supply.

Money laundering regulations

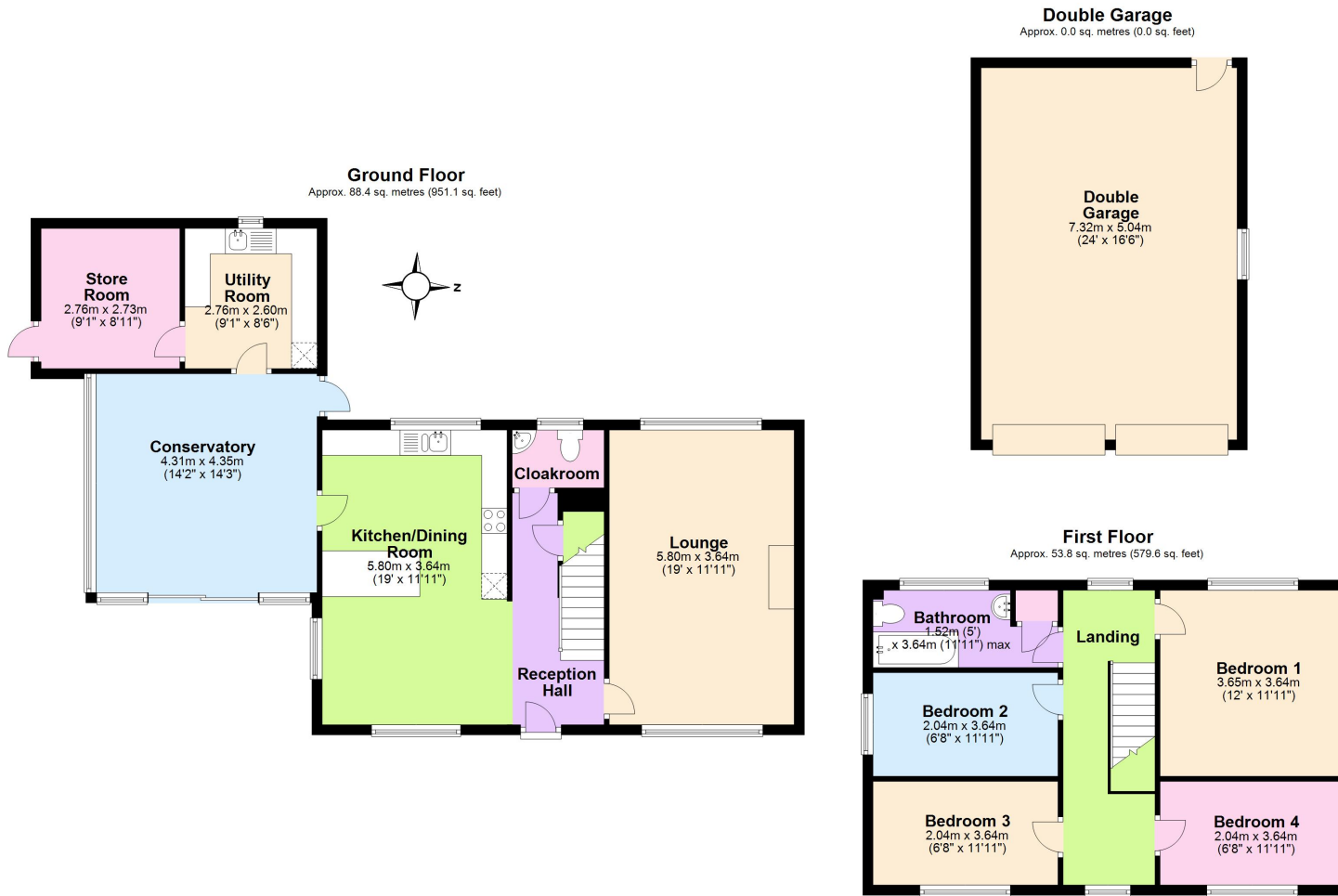
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

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

Directions

Proceed south out of Hereford on the A465 Abergavenny Road. After passing Belmont Abbey, turn right sign-posted to Clehonger and after approximately 1 mile, turn right to Old Clehonger and Greyfriars is on the left-hand side, after approximately 600 yards. What3words - swarm.overtone.oatmeal



Total area: approx. 142.2 sq. metres (1530.7 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

Greyfriars, Church Road, Clehonger, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		63	79
		EU Directive 2002/91/EC	