

UNDER
OFFER



Puffins 14 Croft Road, Clehonger, Hereford HR2 9ST

£345,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this popular village location, a deceptively spacious 2/3 bedroom detached property offering ideal family/retirement accommodation. The property, which is offered FOR SALE with no onward chain, has the added benefit of oil central heating, double glazing, good size gardens, 2 large shower rooms and we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Peaceful village location*
- *Spacious 2/3 bedroom detached property*
- *Good size front and rear gardens*
- *Ideal for family or retirement*
- *No onward chain*
- *Must be viewed!*



ROOM DESCRIPTIONS

uPVC double glazed entrance door through to the

Spacious Reception Hall

Radiator with display shelf above, stairs to the first floor with understairs storage and door to the

Large Living Room

A light and airy room with fitted carpet, double window to the front aspect, 2 large radiators, fire surround with hearth, display mantel and electric coal-effect fire and double glazed windows and door to the rear patio and garden.

Dining Room/Downstairs Bedroom 3

Radiator, double glazed window to the front aspect.

Kitchen/Breakfast Room

Comprising single drainer sink unit and mixer tap over, range of wall and base cupboards, ample worksurfaces with splashbacks, breakfast bar, double glazed window overlooking the rear garden, floor mounted oil central heating boiler, pantry-cupboard with shelving, space for appliances and double glazed door to the

Inner Lobby

With door to the rear garden, internal door to the garage and door to the

Downstairs Wet Room

Large shower with handrail and glazed screen, pedestal wash hand-basin, wall mirror, low flush WC, ladder style radiator, double glazed window, tiled wall surround.

First floor landing

Double glazed window overlooking the rear garden, access hatch to loft storage space, built-in airing cupboard with shelving and useful eaves store cupboard.

Bedroom 1

Fitted carpet, radiator, double glazed window to the front aspect enjoying a pleasant outlook, space for wardrobes and corner store cupboard with hanging rail and shelving.

Bedroom 2

Double glazed window to the front aspect, radiator, space for wardrobes, built-in store cupboard with shelving.

Shower Room

With large double shower cubicle with glazed sliding door and seat, pedestal wash hand-basin, low flush WC, double glazed window, partially tiled wall surround, wall mirrors, medicine cabinet, radiator/towel rail.

Outside

To the immediate rear of the property there is a paved patio area providing the perfect entertaining space which then leads onto the remainder of the good size garden which is attractively laid to lawn, bordered by flowers and shrubs and all enclosed by high fencing and trees to maintain privacy. A paved pathway leads down to the bottom of the garden where there is a further enclosed area, partially paved with useful timber garden shed and a variety of trees. To the front of the property, there is a good size lawned garden bordered by flowers and shrubs and enclosed by hedging and fencing to maintain privacy. There is a feature central tree and double gates opening onto a good size driveway providing ample off-road parking facilities leading down to the SINGLE GARAGE with electric roller door, power and light points, ample storage space and door to the Inner Lobby.

Services

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

Outgoings

Council tax band D - payable 2024/25 £2290.52

Water and drainage - rates are payable.

Money laundering regulations

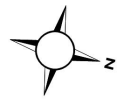
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

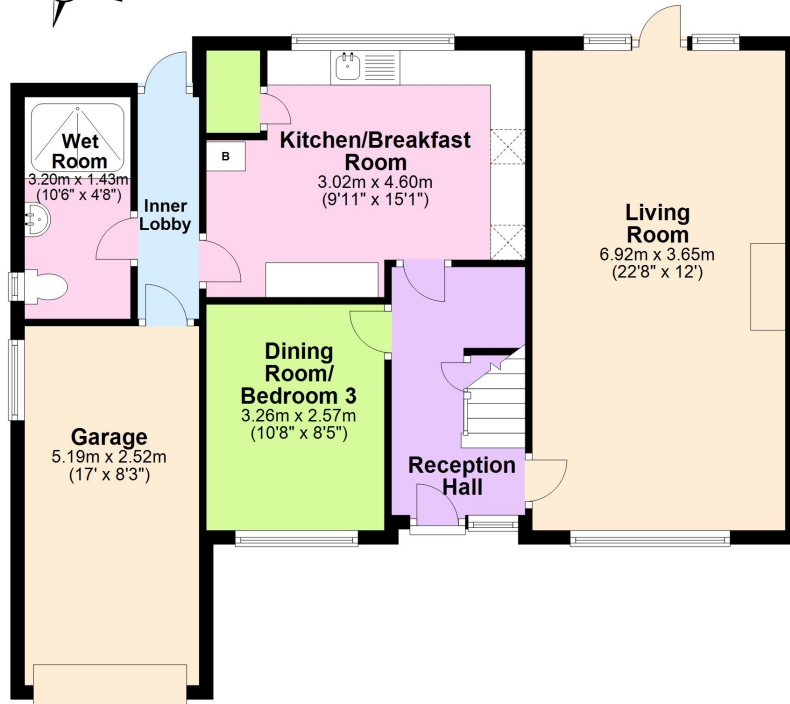
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

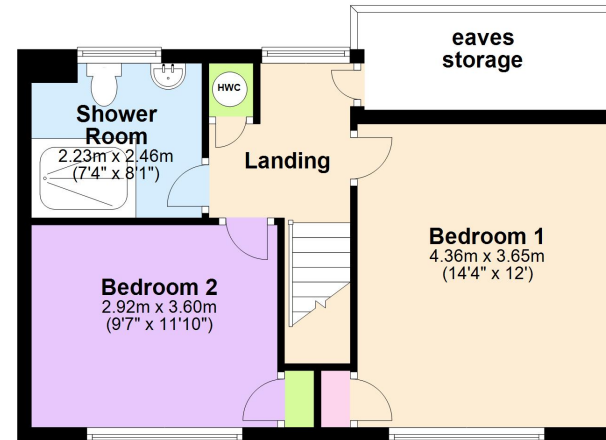
Proceed south out of Hereford City on the A465 Abergavenny Road, following the signpost for Clehonger. On entering Clehonger, turn left signposted to Kingstone and then take the 1st left into Croft Road and Puffins is on the right hand side, as indicated by the Agent's FOR SALE board. What3words - scary.districts.sheep



Ground Floor
Approx. 79.2 sq. metres (852.4 sq. feet)



First Floor
Approx. 40.6 sq. metres (436.7 sq. feet)



Total area: approx. 119.8 sq. metres (1289.1 sq. feet)

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

14 Croft Road, Clehonger, Hereford

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			