

for sale

£269,950



## Primrose Avenue Clehonger Hereford HR2 9FE

The popular village of Clehonger is located approximately 4.5 miles southwest of Hereford City Centre and offers a wide range of amenities to include a local shop, post office, church, village hall, primary school and secondary school located in the neighbouring village of Kingstone. There are regular bus services into Hereford, where the nearest pharmacy, super market and local doctors surgery are located less than 3 miles away.

# Primrose Avenue Clehonger Hereford HR2 9FE

## Approach

A drop kerb giving access to the tarmac driveway which leads to the garage up and over doors, additionally there is a side gate giving access directly into the garden.

## Entrance Hall

Ceiling light point, central heating radiator and door to lounge.

## Lounge

10' 4" max x 16' 4" ( 3.15m max x 4.98m )

Double glazed window to front, feature panelling to the walls, central heating radiator, ceiling light point and door leading to the Inner Hall.

## Inner Hall

Stairs to the first floor landing, central heating radiator, ceiling light point and doors leading to:

## Cloakroom

Low level W.C, wash hand basin, extractor fan, central heating radiator and ceiling light point.

## Kitchen/Diner

A modern fitted kitchen with matching wall and base units with roll top work surfaces over, one and a half bowl sink and drainer, integrated electric oven and gas hob with cooker hood over. Plumbing for washing machine, space for fridge freezer, central heating boiler, central heating radiator, double glazed window to rear and double doors giving access to the rear garden.

## First Floor Landing

Loft access, airing cupboard, ceiling light point and doors leading to:

## Bedroom One

9' 9" max x 14' 3" ( 2.97m max x 4.34m )

Double glazed window to front elevation, feature panelling to the walls, central heating radiator, ceiling light point and door leading to En-suite.



## Master En Suite

A modern white suite briefly comprising; walk in shower with sliding glass door, wash hand basin, low level W.C, part tiling to walls, extractor fan, central heating radiator and double glazed obscure window to front elevation.

## Bedroom Two

8' 9" x 11' 8" ( 2.67m x 3.56m )

Double glazed window to rear elevation, central heating radiator and ceiling light point.

## Bedroom Three

7' 11" x 9' 9" ( 2.41m x 2.97m )

Double glazed window to rear elevation, central heating radiator and ceiling light point.

## Family Bathroom

A modern white suite briefly comprising; bath with mixer taps with shower overhead, wash hand basin, low level W.C, part tiling to walls, extractor fan and central heating radiator. With ceiling light point and a double glazed obscure window to side elevation.

## Rear Garden

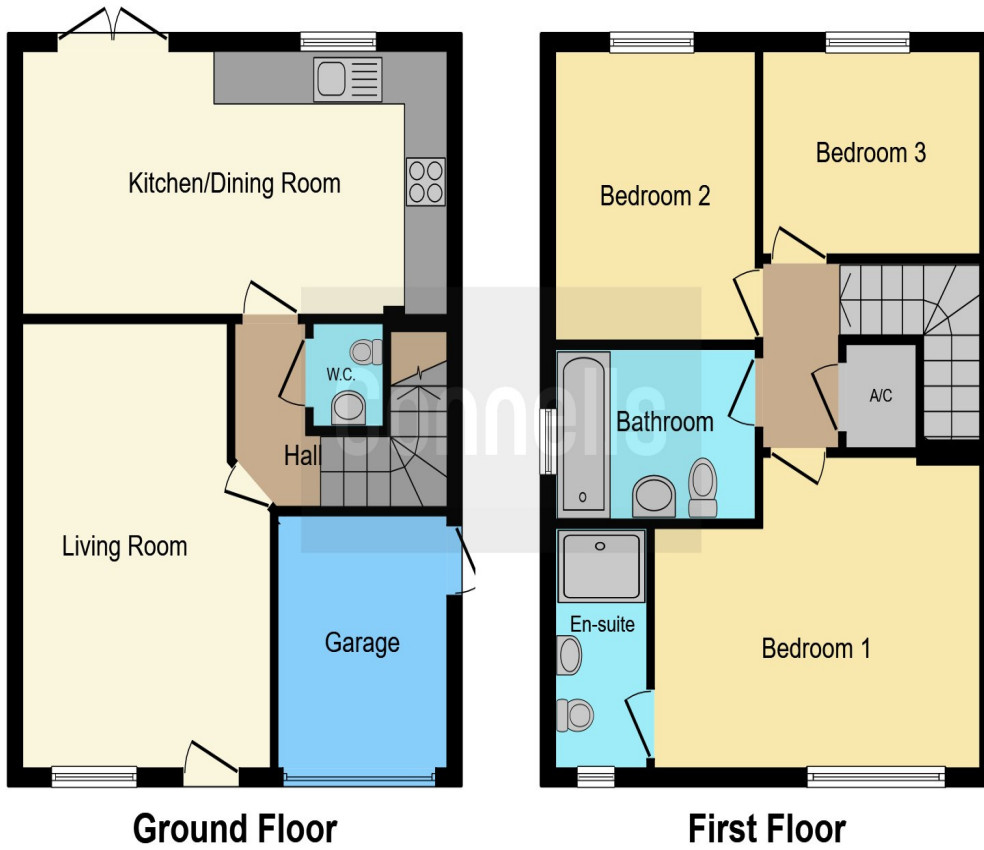
An enclosed and south facing rear garden, slab paved with steps leading to the lawn which is bordered by mature shrubs and sturdy fencing. An additional patio area with pergola overhead offers an ideal space for outdoor entertaining.

## Garage

16' 2" x 7' 9" ( 4.93m x 2.36m )

Up and over doors with power and lighting.





**Ground Floor**

**First Floor**

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**Tenure:** Freehold

**EPC Rating:** B

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