

for sale

offers over **£260,000**



Primrose Avenue Clehonger Hereford HR2 9FE

A well-presented, three bedroom detached home located in the popular village of Clehonger. Offered for sale in excellent condition and featuring a south facing garden, integral garage, off road parking and master en suite!

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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

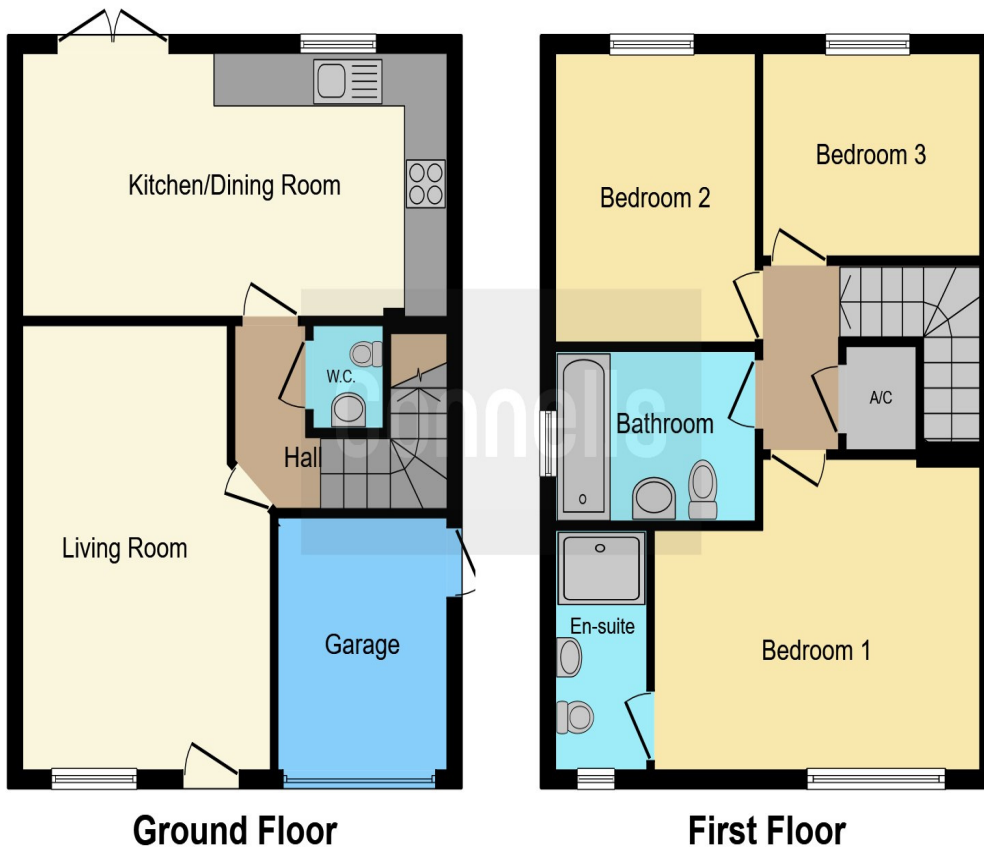
An enclosed and south facing rear garden, slab paved with steps leading to the lawn which is bordered by mature shrubs and sturdy fencing. An additional patio area with pergola overhead offers an ideal space for outdoor entertaining.

Garage

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

Up and over doors with power and lighting.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: HER314986 - 0005

Tenure: Freehold

EPC Rating: B

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