

for sale

£335,000



## Birch Hill Road Clehonger Hereford HR2 9RD

This spacious and well presented property offers ideal family accommodation, with an extended ground floor layout. Downstairs offers a welcoming entrance hall, a large lounge with log burner fireplace, a downstairs shower room and modern L - shaped kitchen/diner. Upstairs are three well-appointed bedrooms and a modern family bathroom.



# Birch Hill Road Clehonger Hereford HR2 9RD

## Entrance Hall

Ceiling light point, radiator, stairs to first floor, doors to kitchen and lounge.

## Lounge

11' 11" max x 27' 1" ( 3.63m max x 8.26m )

Two ceiling light points, two radiators, double glazed windows to front and side aspects, log burner fireplace and doors giving access into the dining room.

## Kitchen

8' 7" x 17' 2" ( 2.62m x 5.23m )

Fitted wall and base units with roll top work surfaces, one and a half bowl sink and drainer, space for fridge freezer, space for double oven, plumbing for washing machine, space for tumble dryer, double glazed window to side elevation, spotlights and radiator.

## Dining Room

10' 9" x 9' 7" ( 3.28m x 2.92m )

Spotlights to ceiling, sliding doors to lounge and double doors to the garden.

## Shower Room

Walk in shower, WC, wash hand basin, ceiling light point, towel rail and double glazed obscure window to side.

## Landing

Double glazed window to side elevation, radiator, loft hatch and doors to the following:





## Bedroom One

10' 6" max x 13' 9" ( 3.20m max x 4.19m )

Double glazed window to front elevation, ceiling light point, radiator and storage cupboard.

## Bedroom Two

11' 9" x 11' 9" max ( 3.58m x 3.58m max )

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

## Bedroom Three

7' 10" x 10' 5" ( 2.39m x 3.17m )

Double glazed window to front elevation, ceiling light point and radiator.

## Bathroom

Modern white suite briefly comprising; roll top bath with hand held shower and mixer tap, wash hand basin, WC, towel rail, double glazed obscure window to rear elevation and ceiling light point.

## Garden

A completely private rear garden offering a spacious lawn area with raised sleeper beds to the borders and a slate patio area for entertaining. A side gate gives convenient access to the front of the property. Further benefiting from a garden shed and outdoor tap.

## Garage

Light point, up and over doors to front and window at side.





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Tenure:Freehold EPC Rating: C

Council Tax Band: D

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