

for sale

£325,000



Birch Hill Road Clehonger Hereford HR2 9RD

A well-presented three bedroom, detached property in the popular village of Clehonger. With extended ground floor accommodation, driveway parking for multiple cars and a completely private rear garden.

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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.





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: HER315713 - 0008

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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