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3 Cloverdale Drive, Preston-On-Wye, Herefordshire, HR2 9JU

Enjoying distant views at the front from its private edge of village position, and about eight miles west of Hereford, a detached three bedroom bungalow residence which would benefit from a schedule of refitting and upgrading works.

£265,000 (Freehold)

Residential Sales and Lettings

3 Cloverdale Drive, Preston-On-Wye, Herefordshire, HR2 9JU

LOCATION

Preston-On-Wye is a village community set in west Herefordshire country. Views are enjoyed from the front of the subject property. The village has a Church and public house together with a community hall. The neighbouring village of Madley offers a wider range of facilities including a primary school. Hereford as a whole offers an extensive range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

3 Cloverdale Drive is a detached bungalow residence which offers well proportioned accommodation, which is in need of a general schedule of refitting and upgrading works. In more detail the accommodation comprises;

ON THE GROUND FLOOR ONLY:

Principal Reception Hall

1.57m (5'2) x 1.24m (4'1)

With coved ceiling, radiator, tiled floor, door to a shelved cupboard, opening to inner hall and with a door to bedroom one and a door to the;

Sitting Room

6.99m (22'11) x 3.73m (12'3)

With a double glazed window to the side, sliding double glazed patio door opening to and overlooking the front to fields with treelined countryside beyond. Coved ceiling, radiator, hatch to kitchen, brick fire surround and wood laminate flooring.



Inner Hall

With door to boiler cupboard with wall mounted gas fired boiler which provides central heating and domestic hot water. Continuation of tiled floor and with doors to bedrooms two and three, the bathroom and the;

Kitchen

3.96m (13') x 3.05m (10')

With a double glazed window to the side, double glazed door and window to the conservatory and with wood fronted base cupboard units with working surface over, part with tiled surround and eye level cabinets. Radiator, single drainer sink unit with mixer tap, recess for cooker and with a door to shelved cupboard.



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Conservatory

3.58m (11'9") x 3.2m (10'6")

With double glazed elevations off masonry base with a triplex roof, tiled floor and with a pair of double glazed french doors to the rear and double glazed door to the side.



Bedroom 1

3.66m (12') x 3m (9'10")

With a double glazed window overlooking the front garden with paddock beyond. Radiator, wood laminate flooring and with a pair of doors to a pair of wardrobe cupboards.

Bedroom 2

3.66m (12') x 2.97m (9'9")

With a double glazed window to the side, radiator and wood laminate flooring.



Bedroom 3

3.05m (10') x 2.13m (7')

With a double glazed window to the rear, radiator and wood laminate flooring.

Bathroom

2.74m (9') x 1.98m (6'6")

With suite comprising bath with shower and mixer tap attachment, corner shower cubicle with electric shower, pedestal wash basin and low level WC. Double glazed windows, radiator, tiled walls and tiled floor.



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OUTSIDE:

The property has the benefit of a driveway which leads to the ATTACHED GARAGE (14' 9 by 9' 6) with up and over door to the front and personnel door to the rear.

Garden

The driveway to the property is flanked by a flower border and to the right by a established garden area which is currently overgrown. There is a pathway at the side of the residence and at the rear there is an overgrown garden area.



COUNCIL TAX BAND D

Made payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Superfast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford [\(01432\) 272280](tel:01432272280) .

DIRECTIONAL NOTE

The most direct route from Hereford city is to proceed west for the length of Whitecross Road. At the roundabout, take the second exit onto Kings Acre Road. Continue for just over five miles and turn left signposted Bridge Sollers. Continue over the River Wye and after about one mile turn right signposted Preston-On-Wye. Continue into the village, past the public house and after a short distance Cloverdale Drive will be identified on the left hand side. Number 3 is denoted by the agent's for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford [\(01432\) 272280](tel:01432272280) . For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

ID / Date

ID41090

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is F. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F	34 F	
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

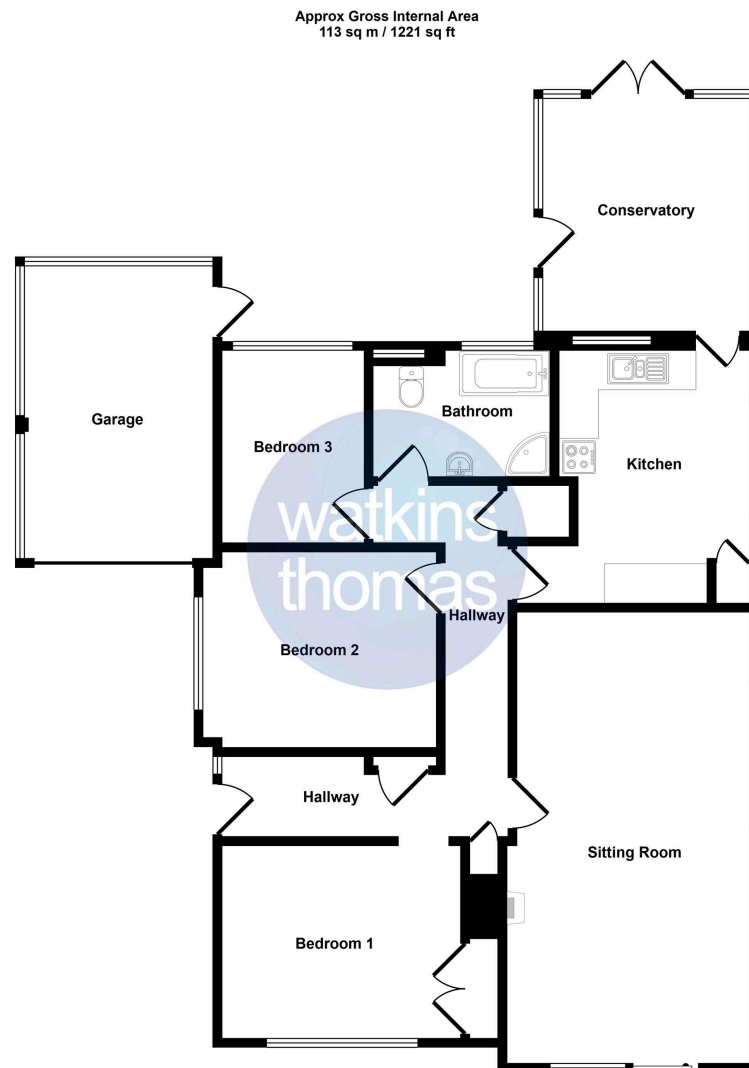
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.