



3 BOWLING GREEN COTTAGE

CLEHONGER, HEREFORD HR2 9SJ

£175,000
FREEHOLD

A semi detached property which is pleasantly located just outside the village of Clehonger about 4 miles south west of the cathedral city of Hereford, backing onto open farmland with lovely views.

Within Clehonger there is a shop/post office, public house, village hall, bus service, church and primary school and in nearby Kingstone there is a doctor's surgery and secondary school.

The property has gas central heating, double glazing and is in need of complete modernisation. It provides an excellent opportunity for either investment or a young family with a garage and garden (overgrown) and parking to the front.



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- Semi detached house • Convenient rural location • 3 bedrooms • Gas central heating • Garage and garden • In need of renovation



Canopy Porch

With door through to the

Entrance Hall

With radiator, under stair storage cupboard, staircase to the first floor

Downstairs Cloakroom

With WC, wash hand basin, window, radiator.

Lounge

With window to the front, patio doors to the rear, radiator, open fire

Kitchen/Dining Room

With radiator, window to the rear, door to the

Utility Area

First Floor Landing

With access hatch to the roof space, cupboard housing the central heating boiler and window to the front,

Bedroom 1

With windows to the front and rear, radiator and fitted bedroom furniture.

Bedroom 2

With radiator and windows to the side and rear

Bedroom 3

With radiator and window to the rear.

Bathroom

With bath, wash hand basin, WC, separate shower, radiator and window to the side.

Outside

The property is approached via an iron gate which leads to the front of the property where there is a detached garage with an up and over door, power and light. There is a front garden/parking area with a further garden to the side (currently overgrown) and side access with a retaining wall to the rear where there is a small garden, outside tap, a former well.

Property Services

Mains water, electricity and gas are connected. Drainage to be confirmed Gas-fired central heating.

Outgoings

Council tax band 'C' - £2,136 for 2025/2026

Water rates are payable. Private drainage.

What3Words

///shrug.skylight.prepares

Directions

From Hereford proceed towards Abergavenny on the A465 and then, just past Belmont Abbey, turn right onto the B4349 towards Clehonger. Continue past Bowling Green Farm down the hill and turn left into Gosmore Road and take the first left where there is access to the property via an unmade road.

Please be aware that the access is not owned by the property and when viewing so when viewing please park with respect and do not block the garages.

Viewing

Strictly by appointment through the Agent, Flint & Cook,
Hereford (01432) 355455.

Opening Hours

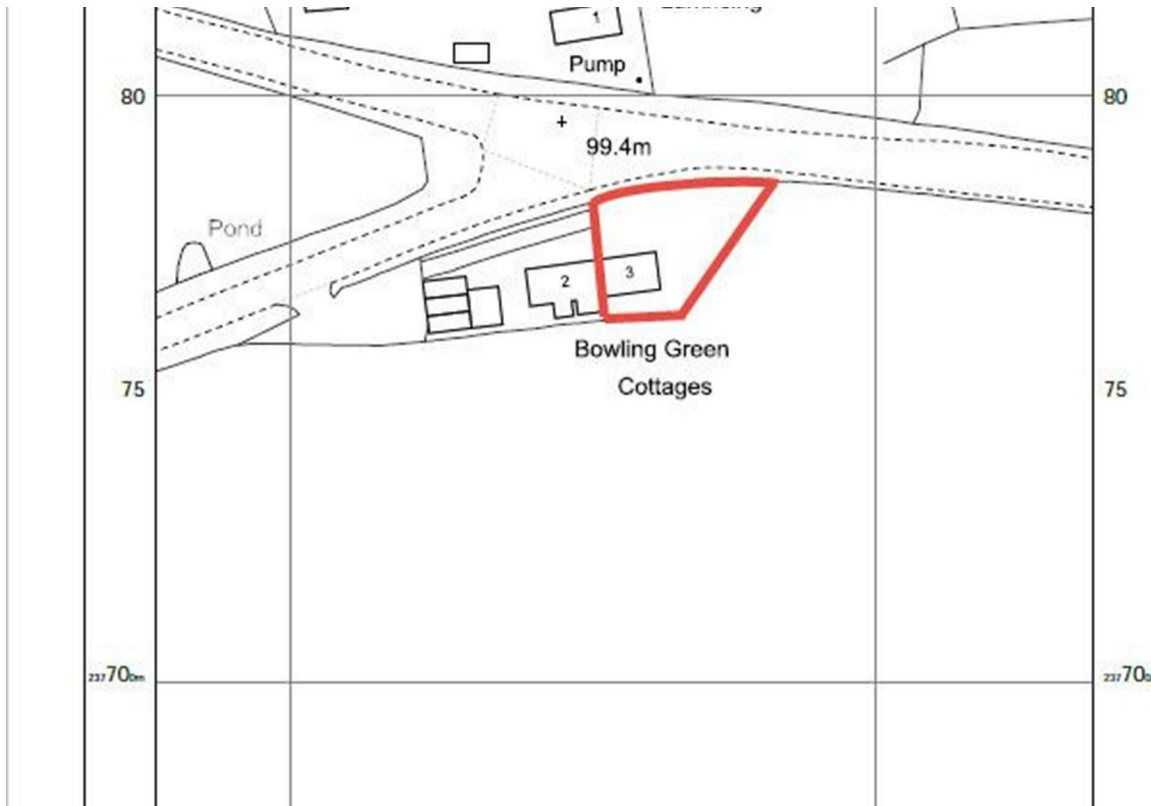
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

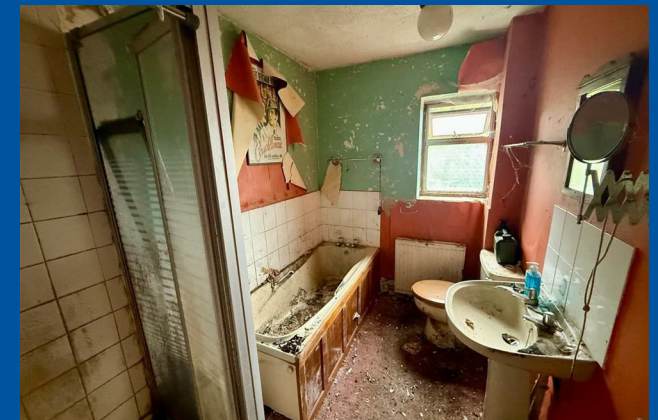
Money Laundering Regulations

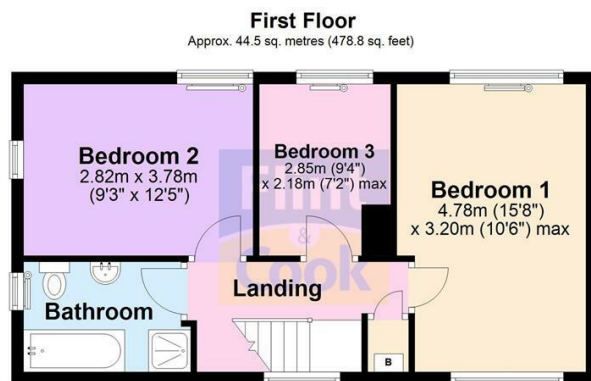
Prospective purchasers will be asked to produce
identification, address verification and proof of funds at
the time of making an offer.

Plan not to scale - for illustration purpose only.



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Total area: approx. 95.0 sq. metres (1022.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: E **Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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