



## HIGHFIELD

CLEHONGER, HEREFORD HR2 9SH

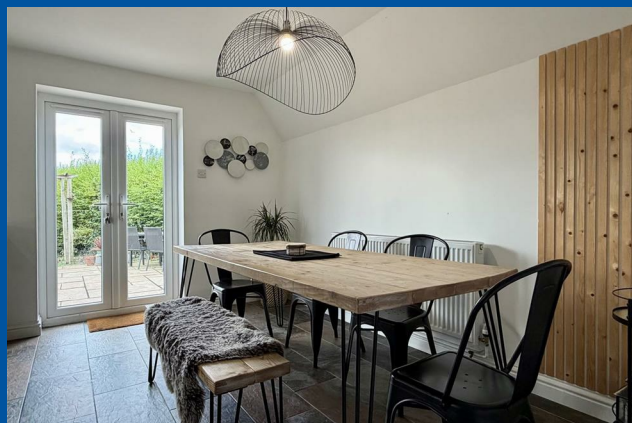
£375,000  
FREEHOLD

Situated south of Hereford city, a beautifully presented older style three bedroom semi with large gardens, parking, a large garden and beautiful countryside views. The property which has been renovated throughout would make a fantastic family home and a viewing is highly recommended.



# HIGHFIELD

- Older style semi detached house
- Two receptions and fantastic kitchen/dining room
- Immaculately presented throughout
- South of Hereford City
- Ideal family home
- Good sized garden, garage and ample parking



## Ground floor

With entrance door leading into the

### Entrance hall

With feature flooring, ceiling light point, radiator, carpeted stairs leading up and doors leading into the

### Living room

With wood effect flooring, ceiling light point, two radiators, dual aspect double glazed windows to the front and rear garden, feature wood burning stove with tiled hearth and wooden mantle over.

### Snug

With fitted carpet, radiator, ceiling light point, double glazed window to the front aspect and feature wood burning stove, a door then leads into the hallway.

### Inner hallway

With tiled floor, useful under stair storage cupboard, two additional storage cupboards, two ceiling light points, radiator, useful space as a office and doors leading into the

### Downstairs W/C

With low flush w/c, wash hand basin, double glazed window, recessed spotlights and radiator.

### Utility

With fitted work surface, under counter space for a washing machine with space for a tumble dryer above, wall mounted gas central heating boiler and door out to the rear garden.

## Fantastic kitchen/dining room

A modern fitted kitchen with matching matte blue wall and base units with quartz work surfaces over, single sink unit, space for a range style cooker with extractor hood over and tiled splash back, integrated dishwasher and space for an American style fridge/freezer, tiled floor, recessed spotlights and double glazed window to the front aspect, ample space for a dining table, ceiling light point, radiator and double glazed french doors out to the garden.

### First floor landing

With fitted carpet, ceiling light point, radiator, smoke alarm, double glaze window to the rear aspect with countryside view, loft touch and doors leading into

### Bedroom one

With fitted carpet, ceiling light point, radiator, dual aspect double glazed windows to the front and rear, feature fireplace.

### Bedroom two

With fitted carpet, ceiling light point, radiator and double glazed window.

### Bedroom three

With fitted carpet, ceiling light point, radiator and double glazed window to the side aspect with beautiful countryside views.

### Bathroom

Three-piece white suite comprising panel bath with mains fitment rainfall shower head over and tiled

surround, low flush WC, wash hand basin with tiled smash back, radiator, recessed spotlights and double glazed window to the front aspect.

### Outside

The French doors open out onto a good sized patio area perfect for entertaining with the remainder of the garden mostly laid to lawn with an array of vegetable beds, an array of plants and shrubbery, a small area of lawn to the rear with patio area and access into the utility. The front is enclosed by hedging and fencing. There is a large prefabricated garage with door to the front and personal door to the rear with a large area of parking.

### Directions

Proceed south out of Hereford along Belmont Road, at the roundabout take the second exit straight over onto the A465 towards Avergavenny, after 2 miles take the right hand turning signposted for Clehonger, the property is then situated a short distance down on the right hand side.

### Money Laundering

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Outgoings

Water and drainage rates are payable.

### Property Services

Mains water, electricity and gas are connected. Gas-fired central heating. Private drainage system.

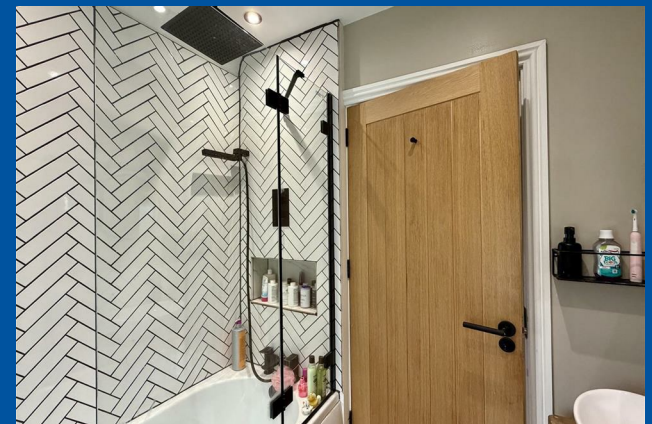
### Tenure & Possession

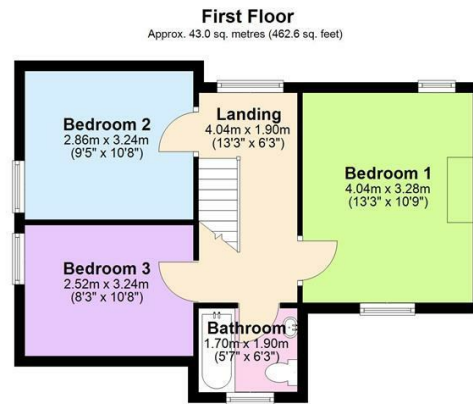
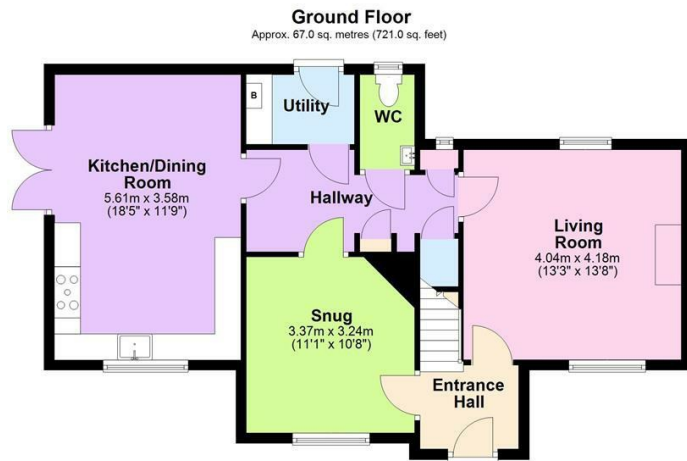
Freehold - vacant possession on completion.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

## HIGHFIELD





Total area: approx. 110.0 sq. metres (1183.6 sq. feet)

**EPC Rating: D**    **Council Tax Band: D**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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