



6 APPLE TREE CLOSE CLEHONGER, HEREFORD HR2 9TA

£345,000
FREEHOLD

Occupying a peaceful cul-de-sac position in this popular village location, an impressive 3 bedroom, modern detached house offering ideal family accommodation. The property, which is in excellent decorative order throughout has the added benefit of gas central heating, double glazing, modern fitted kitchen and bathrooms, superb open plan living room/kitchen, 3 good size bedrooms, far-reaching countryside views to the rear and to fully appreciate this property we strongly recommend an internal inspection.



6 APPLE TREE CLOSE

- Popular village location
- Impressive 3 bedroom detached house
- Luxury kitchen & bathrooms
- Superb open plan living Room/Kitchen
- Far reaching countryside views
- Ideal for family or retirement



Glass Canopy Porch

Porch with UPVC entrance door through to the

Reception Hall

With radiator, double glazed side window with blind, Hive thermostat, recessed spotlighting, carpeted staircase to the first floor with under stair storage area, laminate flooring and door to the

Cloakroom

With low flush WC, vanity wash hand basin with storage below and tiled splash back over, laminate flooring, double glazed window, recessed spotlighting, extractor fan and ladder style towel rail/radiator.

Open Plan Living Room/Kitchen

Living Area - with laminate flooring, recessed spotlighting, a large radiator, two sets of double glazed double doors opening onto the rear garden and patio enjoying fine views across beautiful surrounding countryside.

Kitchen Area - comprehensively fitted out with a range of wall and base units, ample work surfaces with splashbacks, single drainer sink unit with mixer tap, double glazed window to the rear with blind enjoying a fine outlook, laminate flooring, space for American style fridge/freezer, built-in oven and four-ring hob with splashback and cooker hood over, built-in dishwasher, feather double glazed window to the side with blind, recessed spotlighting, laminate flooring and door to the

Utility Room

With single bowl sink unit and mixer tap, work surface, space and plumbing below for washing machine and tumble dryer, base cupboard, radiator, double glazed window to the front aspect with Venetian blind, extractor fan, recessed spotlighting, door to the side pathway and driveway and sliding door to a large walk-in store cupboard also housing the gas central heating boiler.

Study

With laminate flooring, radiator, recessed spotlighting, double glazed window to the front aspect with Venetian blind.

First Floor Landing

With fitted carpet, access hatch (with ladder) to boarded loft space and door to

Bedroom 1

An impressive room with fitted carpet, large freestanding wardrobe with mirrored sliding doors, radiator, double glazed double doors and windows opening onto a Juliet balcony and enjoying far-reaching countryside views.

Ensuite shower room with a large shower cubicle with glazed sliding door, vanity wash hand basin with storage below and mirror over, low flush WC, radiator, double glazed side window.

Bedroom 2

With fitted carpet, double glazed window to the front

aspect, a range of fitted wardrobes, radiator and large feature window to the rear enjoying far-reaching views.

Bedroom 3

With fitted carpet, radiator, double glazed window to the front aspect and a built-in single wardrobe.

Bathroom

Fitted with a suite comprising bath with shower attachment over, vanity wash hand basin with storage below and mirror over, low flush WC, radiator, double glazed window.

Outside

To the front of the property there is a small lawned garden enclosed by fencing and hedging with a paved pathway leading to the front entrance door, the path continues to the side of the property to gain access to the rear.

At the side of the property there is a double width driveway providing off-road parking facilities for at least two vehicles.

The rear garden is mainly laid to lawn, bordered by flowers and shrubs and enclosed by fencing and hedging for privacy with a large paved patio area providing the perfect entertaining space and all enjoying fine views across surrounding Herefordshire countryside. There is a useful outside tap, two external sockets and electric light.

Agent's Note

The new owner of number six will become part of Appletree Close Limited that is responsible for the unadopted private road.

There is a monthly charge which contributes towards the maintenance and insurance of the road and the maintenance of the joint septic tank.

Directions

Proceed south out of Hereford on the A465 Abergavenny Road. After passing Belmont Abbey turn right sign posted to Clehonger, on entering the village of Clehonger turn right into Appletree Close.

Property Services

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

Outgoings

Council tax band 'D' - £2,403 for 2025/2026

Water rates are payable.

Viewing

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

Opening Hours

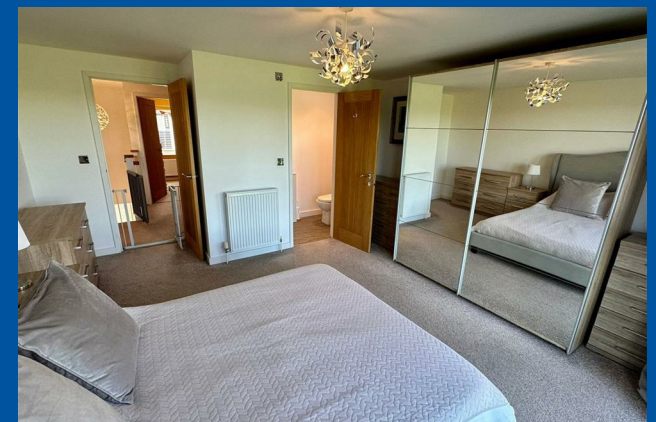
Monday - Friday 9.00 am - 5.30 pm

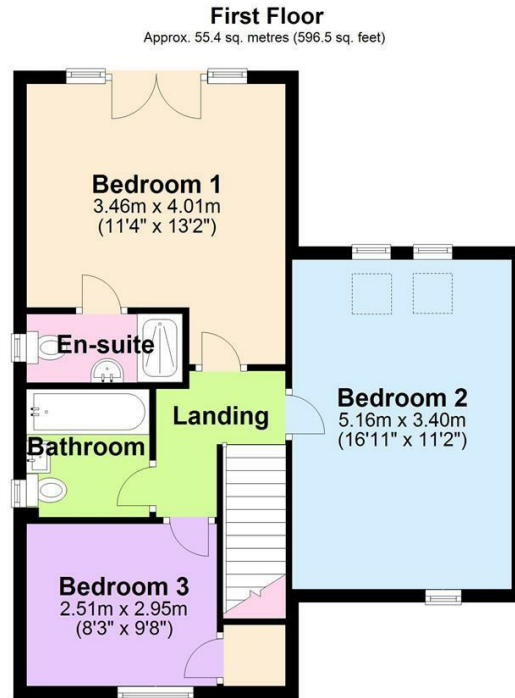
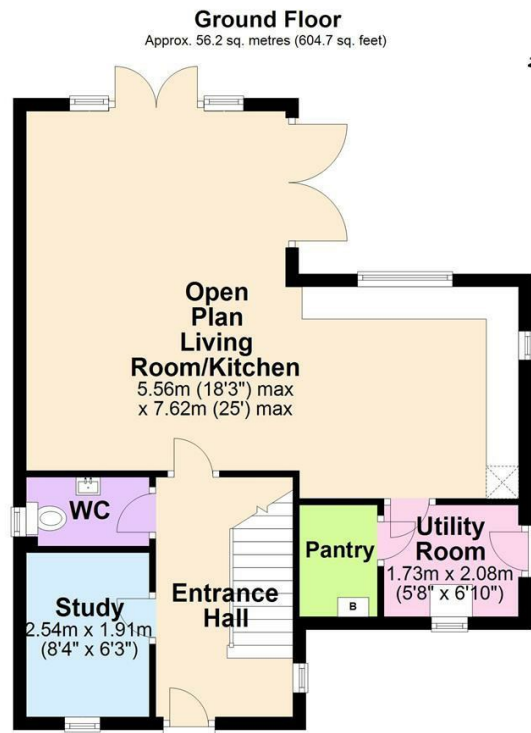
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

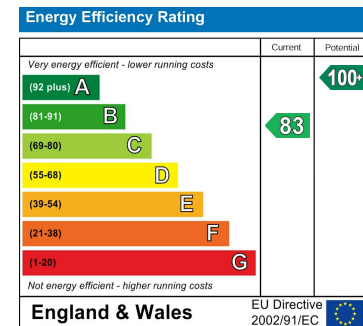
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Total area: approx. 111.6 sq. metres (1201.2 sq. feet)

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



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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