



**Stooke
Hill and
Walshe**
.co.uk

Plot 1 Apple Tree Close
Cleghonger Herefordshire HR2 9TA

£319,950



• New home • Local developer • Village location • Small development

Hereford 01432 343477

Ledbury 01531 631177

SPECIFICATION

Architect designed homes

Gas central heating

Worcester boiler

10 year LABC warranty

uPVC double glazing

Kitchen

Fully fitted Howdens

Bayswater kitchen

High gloss units

Designer mixer tap

Integrated ovens

Integrated fridge/freezer

Integral dishwasher

Porcelain floor tiling to kitchen and utility

Spotlighting to kitchen, dining and utility

Internals

Howdens' wooden

doors

French doors to dining rooms

Four double bedrooms

Bathroom and Ensuites

Vanity units

Tiled flooring

Directions

Proceed out of Hereford on the A465 (Abergavenny) turning right towards Clehonger/Peterchurch/Kingstone. On entering the village of Clehonger take the next right after Meadow View where the development will be found as indicated by the Agent's For Sale board.

GENERAL INFORMATION

Tenure

Freehold

Services

Mains water, electricity and gas. Shared drainage system

Outgoings

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@stookehillandwalshe.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@stookehillandwalshe.co.uk

www.stookehillandwalshe.co.uk

Offers

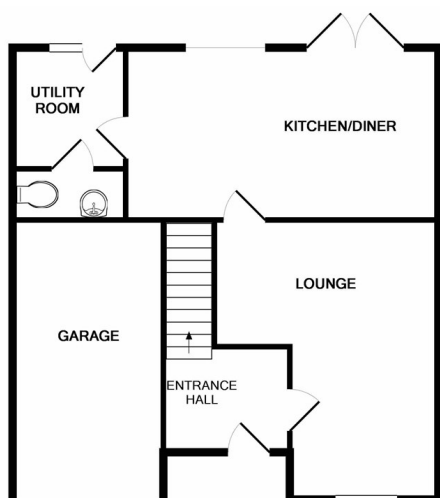
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

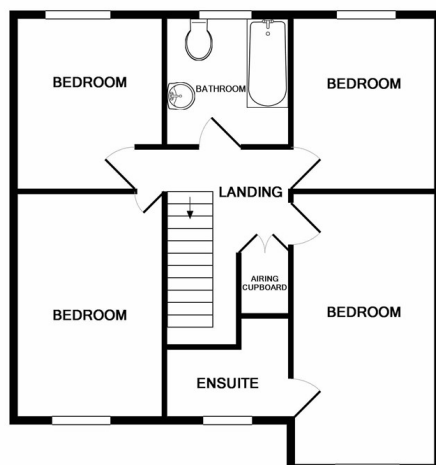
Opening Hours

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 2.00 pm



GROUND FLOOR
APPROX. FLOOR
AREA 651 SQ.FT.
(60.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 627 SQ.FT.
(58.2 SQ.M.)

APPLE TREE CLOSE PLOT 1
TOTAL APPROX. FLOOR AREA 1278 SQ.FT. (118.7 SQ.M.)
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MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that:- (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.