



33 The Hollies, Clehonger, Hereford, HR2 9SP



Sunderlands
Residential Rural Commercial



**33 The Hollies
Clehonger
Hereford
HR2 9SP**

Summary of Features

- Semi-detached bungalow
- New gas central heating, double glazing and bathroom
- Level gardens, good parking and Car Port
- Popular village setting

Asking Price £219,950

A 1960's semi-detached bungalow set in the well served Village of Clehonger, just 4 miles from Hereford centre. The property has been partly modernised, having a recently replaced gas central heating as well as double glazing and bathroom, but would benefit from some further improvement. Set in good sized gardens to the front and rear with long drive with Car Port providing excellent parking. Ideal for retirement. No ongoing chain.

Situation

The Hollies is situated in a residential area of Clehonger, within walking distance of a good range of local amenities including primary school, Post Office, shop and there is also a public house and a regular bus service into Hereford centre.

Accommodation

Double glazed front door leads into –

Reception Hall

Having radiator, fitted cupboard housing a recently replaced Worcester combination gas central heating boiler.

Living Room

Being L shaped, having double glazed picture window over rear garden, tiled open fireplace and grate, radiator.

Kitchen

Having a range of base units with drawers, work surface with stainless steel single drainer sink unit, tall cupboard, double glazed window, double glazed door to side, pantry cupboard, radiator.

Bedroom One

Having double glazed window to front, radiator.

Bedroom Two

Two double glazed windows and radiator.

Cloakroom

With WC low flush suite and double glazed window.

Bathroom

A recently replaced suite comprising bath, pedestal wash hand basin, double glazed window and radiator.

Outside

A tarmac drive provides excellent parking for a number of cars, which extends to the Car Port to the side. To the front there is an area of level lawn with hedge and hydrangea bush. To the rear the gardens are of good size and are enclosed within fencing and some hedging.

Services

Mains gas, electricity, water and drainage are connected to the property.

Tenure

Freehold.



Directions

Proceed south out of Hereford and take the Belmont Road (A465) as if going towards Abergavenny. From the outskirts of the city, after about a mile, take the right turn onto the Clehonger/Madley Road and after a couple of miles enter the Village of Clehonger. Take the left turn as if going towards Kingstone (B4349), take the left turn onto Poplar Road and the next left into The Hollies. The property will be seen immediately on the right hand side, as denoted by the Agent's For Sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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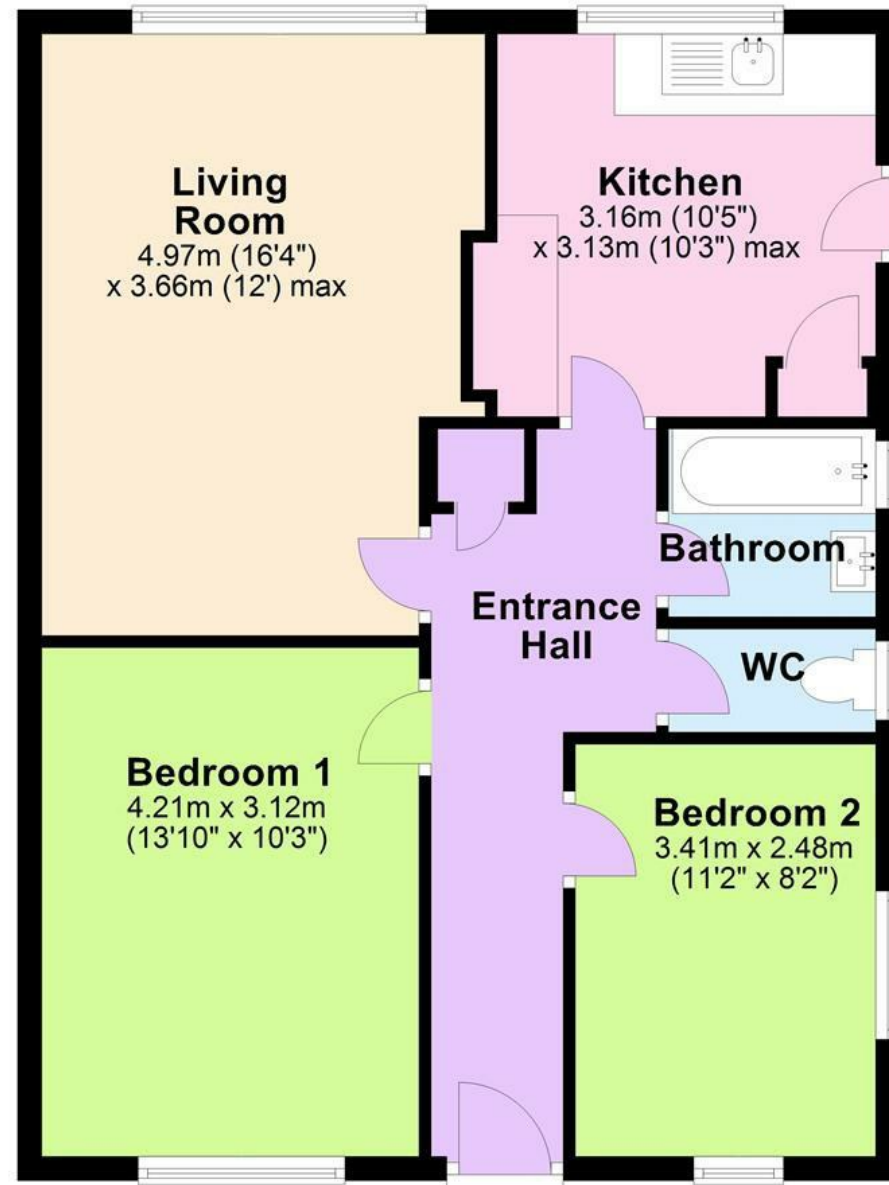
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Ground Floor



Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.