



8 Pleasant Row, Clehonger, Hereford, Herefordshire, HR2
9RE

Asking Price £310,000



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Trivett Hicks is pleased to offer this well presented extended three bedroom semi detached house, which is situated in the popular village of Clehonger. The village of Clehonger offers various amenities to include a post office store, school, local church and a regular bus service to the city centre for an abundance of further amenities.

The property offers in more detail, entrance porch, entrance hall, living room, fitted kitchen/dining room, family room, study, utility room/cloakroom and store room, previously being the garage all to the ground floor. To the first floor three bedrooms and a family bathroom with shower.

Outside the property is approached by driveway providing off road parking for at least two cars. The front garden is mainly laid to lawn, being bordered by wooden panelled fencing to the left boundary and mature hedgerow to the front.

The landscaped rear garden is laid to paved patio, gravelled area and beyond this lawn. The rear garden feels particularly private having mature hedgerow to the far rear boundary.

FULL DETAILS

ENTRANCE PORCH

Double glazed obscure door to:

ENTRANCE HALL

Obscure double glazed window to the front aspect, stairs to the first floor, power pints, door to:

LIVING ROOM 14'1" x 12'3" (4.28m x 3.73m)

Double glazed window to the front aspect, double radiator, laminate flooring, power points, fireplace with slabbed hearth housing wood burning stove with wooden feature mantle over, opening to:

FITTED KITCHEN/DINER 10'8" x 18'9" (3.25m x 5.72m)

Fitted with a matching range of base units, breakfast bar, sink unit with mixer tap, wood block worktop, integrated dishwasher, plumbing for dishwasher, space for fridge/freezer, fitted electric fan assisted oven, Bosch ceramic electric hob with extractor hood over, double glazed windows to the rear aspect, radiator, ceramic tiled flooring, power points, ceiling spotlights and double glazed door leading to the rear garden.

FAMILY ROOM 11'5" x 8'10" (3.47m x 2.70m)

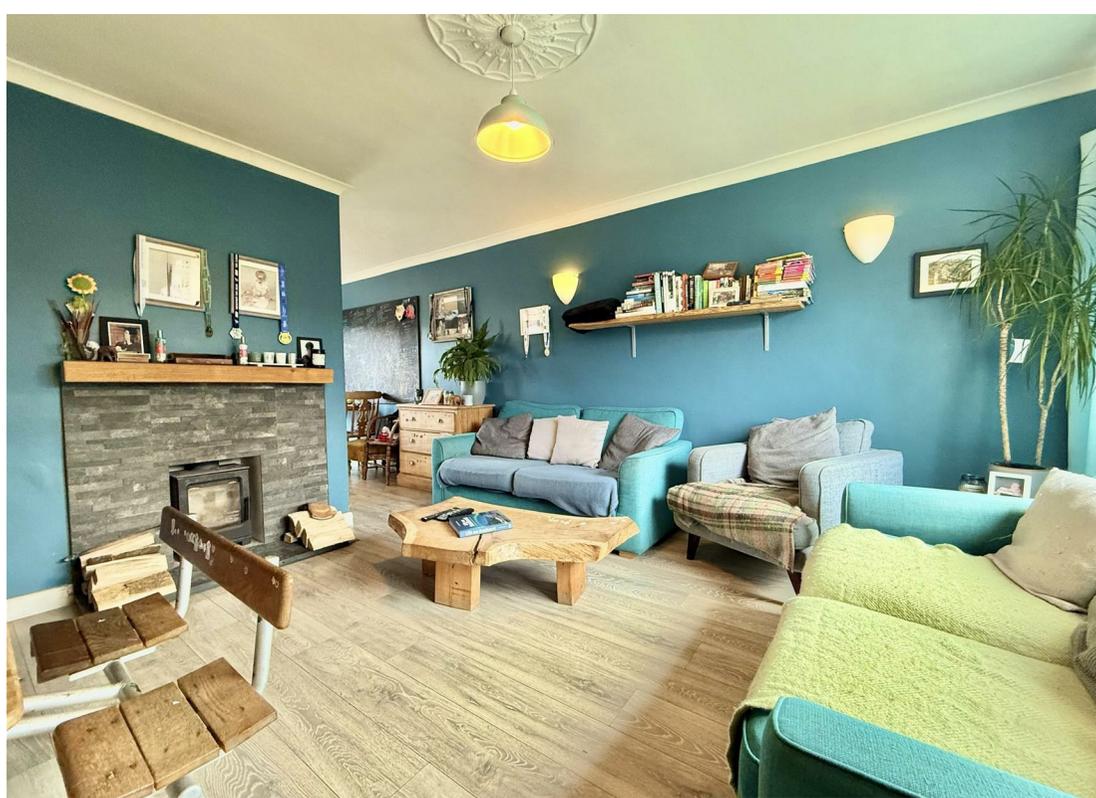
Double glazed window to the rear aspect, power points, opening to:

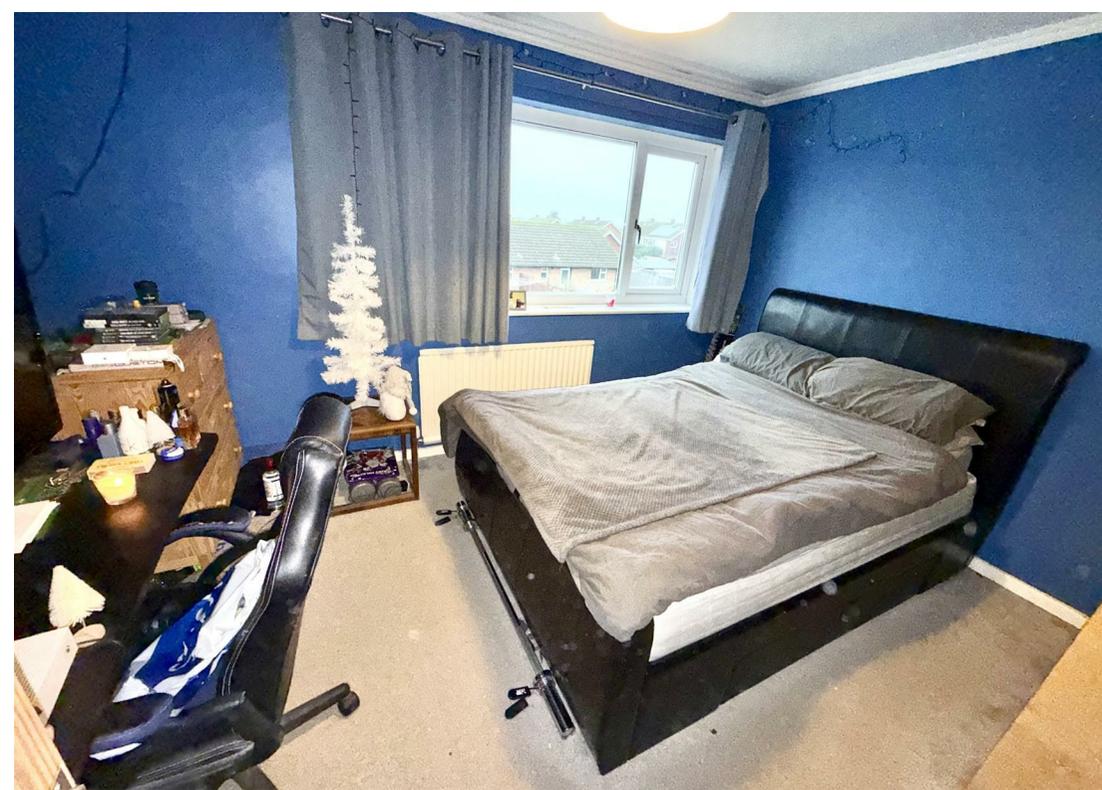
STUDY 14'6" x 5'0" (4.41m x 1.52m)

Double glazed window to the rear and side aspect, double radiator, power points, double glazed obscure door to the rear garden.

UTILITY ROOM/CLOAKROOM 5'9" x 8'10" (1.74m x 2.70m)

Fitted with two piece suite comprising pedestal wash hand basin, low-level WC, extractor fan, radiator, ceramic tiled flooring, ceiling spotlights, plumbing for automatic washing machine, door to:





STORAGE ROOM 7'6" x 8'11" (2.29m x 2.74m)
Up and over door with power points.

FROM ENTRANCE HALL STAIRS LEAD TO FIRST FLOOR

LANDING

Double glazed window to side aspect, power points, access to the roof space, door to:

MASTER BEDROOM 12'7" x 10'2" (3.84m x 3.09m)

Double glazed window to the front aspect, built in wardrobe, radiator and power points, door to:

BEDROOM 2 9'11" x 12'6" (3.01m x 3.80m)

Double glazed window to the rear aspect, radiator, power points and built in wardrobe.

BEDROOM 3 6'6" x 8'7" (1.97m x 2.61m)

Double glazed window to the front aspect, radiator, power points and cupboard/wardrobe over the stairs.



BATHROOM

Fitted with three piece suite comprising panelled bath with Triton electric shower and glass screen over, pedestal wash hand basin, tiled splashbacks, low-level WC, heated towel rail, extractor fan, obscure double glazed window to the side aspect, laminate flooring and ceiling spotlights.

GARDEN

Outside the property is approached by driveway providing off road parking for at least two cars. The front garden is mainly laid to lawn, being bordered by wooden panelled fencing to the left boundary and mature hedgerow to the front.

The landscaped rear garden is laid to paved patio, gravelled area and beyond this lawn. The rear garden is fully enclosed and feels particularly private having mature hedgerow to the far rear boundary.

COUNCIL TAX

Band C £2136.33 2025 - 2026 (A reduction may be applicable for single occupancy).

LOCAL AUTHORITY

Herefordshire Council. Tel: 01432 260000.

TENURE

Freehold

TO VIEW

Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

MONEY LAUNDERING REGULATIONS

Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

DIRECTIONS

Proceed out of Hereford city centre along the A465 towards Belmont. Once you reach the Belmont roundabout take the 2nd exit and continue along this road for a short while and turn right into B4349 road sign-posted to Clehonger. Proceed along this road passing the Seven Stars and take the left turn into Birch Hill Road. Continue along Birch Hill Road passing the local store on your left hand side. Next bear right into Pleasant Row, the property will then be found a short distance on your right.

N.B.

None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.



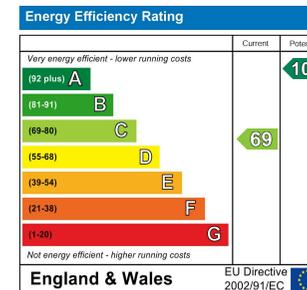
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Hereford
T 01432 274300
E hereford@trivett-hicks.com
10 St. Peters Street
Hereford
HR1 2LE

Directors
Jason Hicks MNAEA
Jeremy Trivett

TrivettHicks Ltd Registered Office
SME House, Unit 1, Holme Lacy Industrial Estate, Herefordshire HR2 6DR. Registered No 4380917

Ross-on-Wye
T 01989 768666 F 01989 764185
E ross@trivett-hicks.com
53 Broad Street
Ross-on-Wye
HR9 7DY