



## RED GABLES

CLEHONGER, HEREFORD HR2 9TP

£320,000  
FREEHOLD

Pleasantly situated between Clehonger and Kingstone, a spacious 2 bedroom detached bungalow offering ideal retirement accommodation. The property, which is offered for sale with no onward chain has the added benefit of gas central heating, double glazing, 2 double bedrooms, good sized private gardens and to fully appreciate its potential we recommend an internal inspection.



## RED GABLES

- Outskirts of Clehonger • Spacious 2 bedroom detached bungalow
- Good-sized private gardens, garage & driveway
- Ideal for retirement
- No onward chain



### Entrance Porch

With a partially glazed, external panel door, double glazed window, ample storage space and partially glazed door to the

### Spacious Reception Hall

With radiator and display shelf over, access hatch to the loft space, built in airing cupboard with shelving and radiator and glazed panel door to the

### Lounge

With double radiator, fitted carpet, double glazed windows to the front and side aspects and fire surround with hearth, display mantle and shelving to the side.

### Kitchen/Breakfast Room

With a double drainer sink with mixer tap, a range of wall and base cupboards, work surfaces with splashbacks, double radiator, space for dining/breakfast table, double glazed window to the side, space for appliances and double glazed door to the

### Conservatory

Of brick and uPVC construction with power and light points and door to the

### Rear Porch

With tiled floor, double glazed windows and door to the rear patio and garden.

### Bedroom 2

With radiator, double glazed window to the front aspect and fitted double wardrobe with mirrored sliding doors.

### Bedroom 2

With radiator, double glazed window to the rear and fitted double wardrobe with mirrored sliding doors.

### Bathroom

With suite comprising bath with shower over and glazed screen, vanity wash hand basin with storage below and mirror over, radiator, double glazed window.

### Separate WC

With low flush cistern and double glazed window.

### Outside

To the front of the property, double gates open onto a driveway providing off-road parking and leading to the

### Garage

With double doors, power and light points, ample storage space and personal door to the rear.

One of the main features of the property are the good sized gardens to the front, side and rear of the property, these are mainly laid to lawn and well enclosed for privacy whilst enjoying views across surrounding countryside. There is also a useful timber garden shed, brick-built store shed and useful water butts.

### Property Services

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

### Outgoings

Water and drainage rates are payable.

### Directions

Proceed south out of Hereford city on the A465 Abergavenny Road (Belmont Road), turn right signposted to Clehonger then turn left signposted to Kingstone and after approximately half a mile Red Gables is on your left hand side.

### Viewing

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

### Money Laundering Regulations

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

### Tenure & Possession

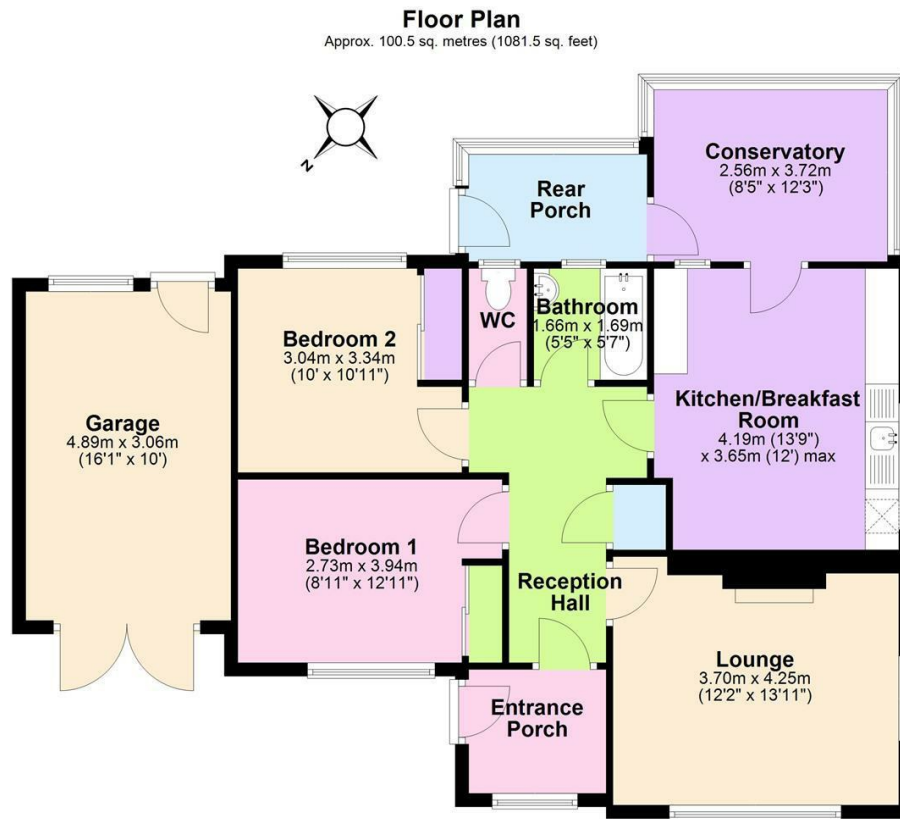
Freehold - vacant possession on completion.

### Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

## RED GABLES





Total area: approx. 100.5 sq. metres (1081.5 sq. feet)  
**Red Gables, Clehonger, Hereford**

**EPC Rating: D Herefordshire 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>			
(55-68) <b>D</b>		<b>68</b>	<b>76</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

Flint and Cook Hereford Sales  
22 Broad Street  
Hereford  
Herefordshire  
HR4 9AP

01432 355455  
hereford@flintandcook.co.uk  
flintandcook.co.uk

