



15 PRIMROSE AVENUE CLEHONGER, HEREFORD HR2 9FE

£299,500
FREEHOLD

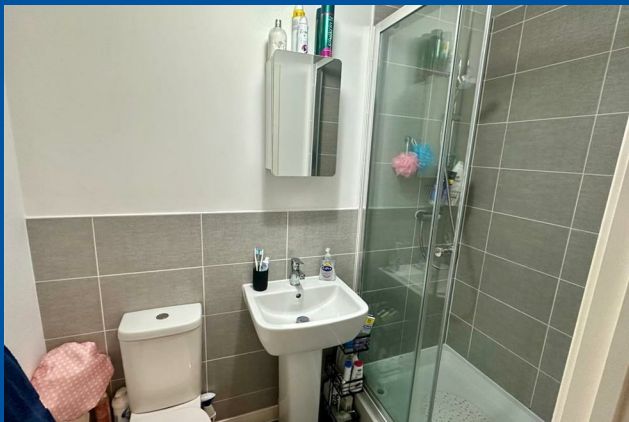
An impressive 3 bedroom modern, detached house offering ideal family or retirement accommodation.

The property, which is well presented throughout has the added benefit of gas central heating, double glazing, an ensuite shower room, private garden, off-road parking for 2 vehicles and we recommend an internal inspection.



15 PRIMROSE AVENUE

- Popular village location
- Modern 3 bedroom detached house
- Lounge, kitchen, diner, utility & cloakroom,
- Ensuite shower room
- Private garden & off road parking
- Must be viewed



Bespoke Entrance Porch

With partially double glazed entrance door through to the

Reception Hall

With fitted carpet, radiator, carpeted staircase to the first floor and door to the

Lounge

With fitted carpet, two radiators, double glazed window to the front aspect and double glazed, double French doors to the side patio and garden.

Kitchen/Dining Room

Dining Area - with radiator, double glazed windows to the front and side aspect, feature central light fitting, vinyl flooring.

Kitchen Area - with a range of wall and base cupboards, ample work surfaces with splashbacks, vinyl flooring, radiator, double glazed window to the side, space and plumbing for dishwasher, space for upright fridge/freezer, built-in single oven and 4 ring hob with splashback and cooker hood over, breakfast bar and door to the

Utility Room

With radiator, vinyl flooring, door to the rear, wall-mounted gas central heating boiler, eye level store cupboard, work surfaces, space and plumbing below for washing machine and tumble dryer and door to the

Downstairs Cloakroom

With low flush WC, pedestal wash hand basin with splashback, radiator, vinyl flooring and extractor fan.

First Floor Landing

With fitted carpet, radiator, useful store cupboard with shelving, double glazed window and access hatch to the partially boarded loft space with pull-down ladder and electric light.

Bedroom 1

With fitted carpet, two radiators, decorative wall, double glazed window to the side enjoying a pleasant outlook, space for wardrobes, double glazed window to the front aspect and door to the

Ensuite Shower Room - with suite comprising large double shower with sliding door, pedestal wash hand basin with mirror fronted medicine cabinet over, low flush WC, radiator, vinyl flooring and extractor fan.

Bedroom 2

With fitted carpet, radiator and double glazed windows to the front and side aspect.

Bedroom 3

With fitted carpet, radiator and a double glazed window to the side.

Bathroom

Fitted with a white suite comprising panelled bath with partially tiled wall surround, pedestal wash hand basin, low flush WC, vinyl flooring, radiator, double glazed window and extractor fan.

Outside

To the front of the property there is an attractive lawned garden enclosed by feature railings with gates which open onto a paved pathway leading to the front entrance door. To the side of the property is a paved patio area which leads onto the remainder of the side garden which is laid to lawn and bordered by flowers and shrubs all enclosed by high fencing and brick walling for privacy and with a useful side gate leading to the tandem length double driveway which provides off-road.

Directions

Proceed south out of Hereford on the A465 Abergavenny Road, after passing Belmont Abbey turn right to Clehonger. On entering the village of Clehonger turn left into Primrose Avenue.

Property Services

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

Outgoings

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

Water and drainage rates are payable.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

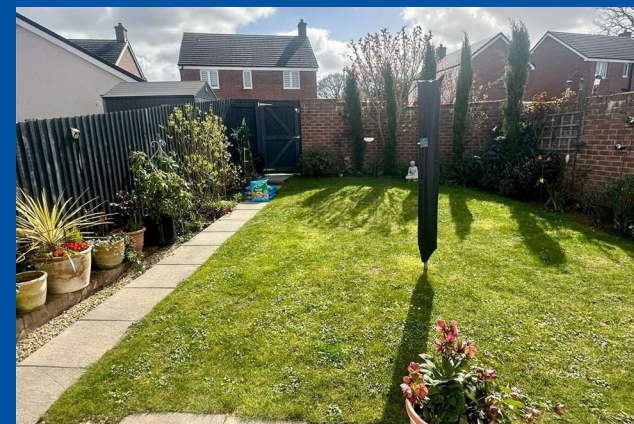
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering

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. 88.9 sq. metres (957.4 sq. feet)
 FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
 Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: B Hereford 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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