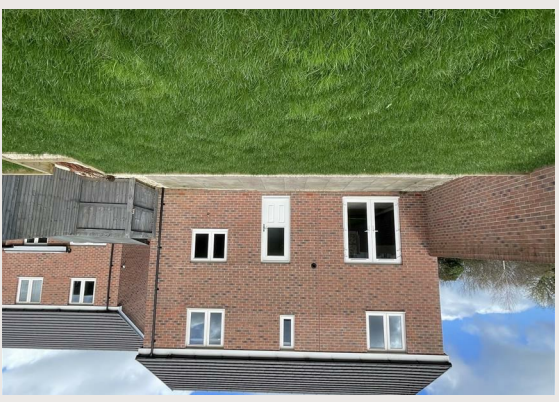
















6 Primrose Avenue, Clehonger, Hereford, HR2 9FE
Price £290,000

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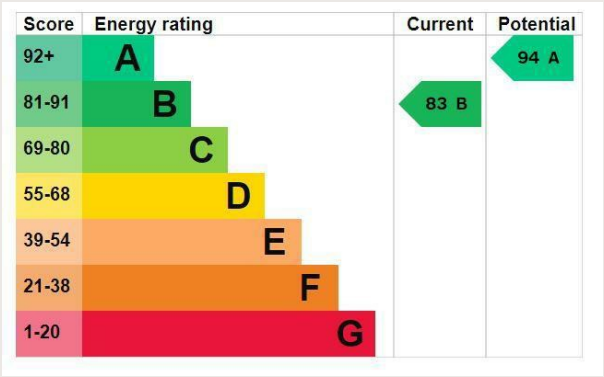
6 Primrose Avenue Clehonger Hereford

A well presented, modern, energy efficient family home in the popular village of Clehonger, 4 miles South West of Hereford.
This detached property has three bedrooms, master with en-suite, spacious full length living room and a light and airy kitchen dining room, utility room and downstairs WC.
With good spec kitchen and bathroom fittings and a fantastic EPC rating of B the property benefits from gas central heating and double glazing throughout.
Outside is a private driveway parking space and a large low maintenance landscaped garden to the rear, from the first floor there are also countryside views.

TO BOOK YOUR VIEWING PLEASE CALL 01432-266007

- Detached family home
- Three bedrooms
- En-Suite to master
- Kitchen/dining room
- Dstrs WC & Utility
- Popular village location
- EPC Rating B
- Allocated parking
- Modern build completed 2019
- No onwards chain

Material Information
Price £290,000
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: D
EPC: B (83)
For more material information visit www.cobbamos.com



Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Dimensions
Kitchen/Dining Rm - 18'6 x 9'8
Living Room - 18'6 x 10'3
Utility Room - 6'5 x 5'2
Bedroom 1 - 18'5 x 10'4
Bedroom 2 - 10'8 x 8'4
Bedroom 3 - 9'2 x 7'6

Property Description
The property is entered via a canopy porch through the main entrance door into the hallway which has doors leading off and stairs to the first floor. The large kitchen/dining room has windows to both front and rear aspects and to one end has a range of matching navy base units with drawers and grey wall cabinets with a low profile worktop and matching upstands. There is space and plumbing for a gas range cooker with extractor hood over, inset composite sink, space and plumbing for a dishwasher and a door to a built in storage cupboard with shelving. From the kitchen a door leads into the utility room where there is a wall mounted heating boiler, door to the rear garden and a door into the WC with a wash hand basin and access to understairs storage. The living room has a window to the front and patio doors out into the rear garden with feature wall cladding.
Stairs rise from the entrance hall to the landing with a seagrass type carpeting, the landing has doors to all rooms, access to the loft and an over stairs cupboard. The master bedroom has front and rear aspect windows and a door to the en-suite where there is a WC, pedestal had basin and fully tiled shower cubicle. Bedroom two has a window to the rear and bedroom three has a window to the front.

Gardens & Parking
The property is approached via steps to the canopy porch with lawn and shrubs to either side. The rear garden is accessed from either the utility room or living room out onto a full width patio with gravel area behind and sleepers with steps up to the lawn. The garden is enclosed to one side with a brick wall and has fencing to the other side and rear with a gate giving access to the private parking space.

Services
Mains Electric, gas, water and drainage are connected

Locality
Clehonger village is approx 4 miles Southwest of Hereford and has a small shop with post office and a village hall and the Red Lion pub approx 2 1/2 miles away in neighboring Madley. There is also a primary school, All Saints church (12th century) and several regular bus routes through the village and the more comprehensive amenities of Hereford City a short distance away.

Broadband
Broadband download upload Availability
Standard 1 Mbps 1 Mbps Good
Superfast NA NA Unlikely
Ultrafast 900 Mbps 110 Mbps Good
Networks in your area - FibreNest

Mobile Phone Coverage
https://www.ofcom.org.uk/mobile-coverage-checker

Anti-Money Laundering
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

Directions
From the office, leave Hereford on the A465 Abergavenny road, go straight over the Tescos roundabout and then take the second turning right signposted Clehonger. As you enter the village you will see the Seven Stars pub on the left, take the next left and the property is immediately on the left. What3words///snoozing.topples.form



