



11 THE HOLLIES

CLEHONGER, HEREFORD HR2 9SP

£239,500
FREEHOLD

Occupying a peaceful cul-de-sac position in this popular village location, a deceptively spacious 2 bedroom semi-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, ample off-road parking, easy to maintain gardens and we recommend an internal inspection.



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- Peaceful cul-de-sac position
- Deceptively spacious semi-detached bungalow
- Large living room and fitted kitchen
- Easy to maintain gardens
- Ideal for retirement
- No onward chain



Entrance Hall

With fitted carpet, radiator, display shelving, large store cupboard and glazed panel door to the

Living Room

With fitted carpet, radiator, large double-glazed window to the front aspect, feature gas pebble effect living flame fire and door to the

Inner Hallway

With fitted carpet, access hatch to the loft space, built-in airing/store cupboard with shelving and door to

Bedroom 2

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

Bedroom 1

With fitted carpet, radiator, an extensive range of built-in wardrobes, double glazed window to the rear.

Wet Room

With suite comprising large shower area with glazed screen and twin shower head, vanity wash hand basin with storage below, low flush WC, ladder style tower rail/radiator, double glazed window, recessed spotlighting, medicine cabinet, tiled floor and wall surround for easy maintenance.

Fitted Kitchen

With one and a half bowl sink unit with mixer tap, a range of wall and base cupboards, work surfaces with splashbacks, tiled floor, built-in double oven and 4 ring hob with cooker hood over, further space for appliances and glazed panel doors to the

Conservatory/Garden Room

Of brick and uPVC construction with laminate flooring, radiator, power points, covered in ceiling to enable more all year round living and double doors to the rear patio and garden.

Outside

To the front and side of the property there is an extensive driveway providing ample off-road parking which is bordered by flowers and shrubs and all well enclosed by fencing and hedging to maintain privacy. There is a useful outside tap and gate to the rear garden plus access to the

Garage/Store Shed

With up and over door, power and light points, double glazed window to the rear and personal door to the side.

Rear Garden

The good size rear garden has been paved for easy maintenance and planted with a variety of flowers and shrubs and enclosed to maintain privacy. As the rear garden faces south it becomes a lovely sun trap.

Property Services

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

Outgoings

Council tax band 'C' - £2,136 for 2025/2026

Water and drainage rates are payable.

Directions

Proceed south out of Hereford city on the A465 Abergavenny Road, following the signposts to Clehonger. Proceed through the village of Clehonger turning left as signposted to Kingstone, then first left into Croft Road, right into Syres Croft and then left into the Hollies.

Viewing

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Tenure & Possession

Freehold - vacant possession on completion.

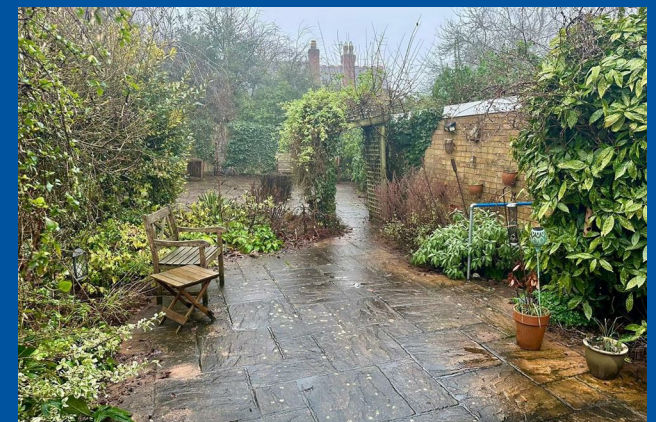
Money Laundering Regulations

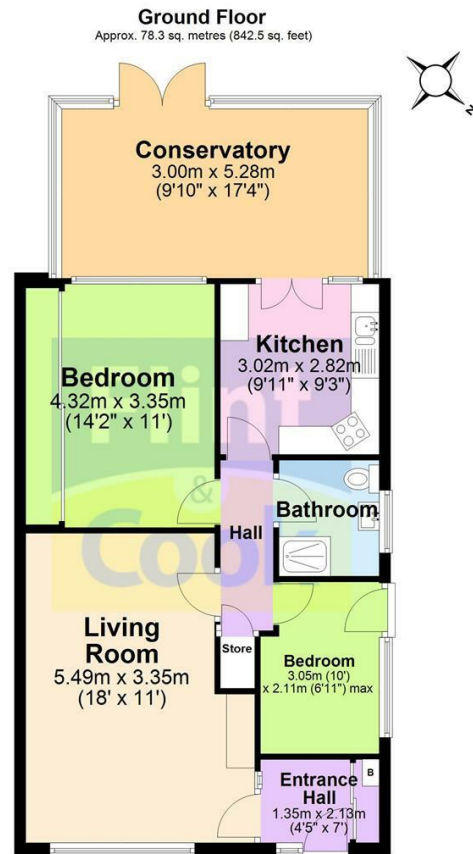
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: C

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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