



ROSEDALE CLEHONGER

HEREFORD HR2 9TH

£295,000
FREEHOLD

Individually designed detached bungalow in a convenient location on the edge of the popular village of Clehonger, just 5 miles southwest of the cathedral city of Hereford and close to the historic Golden Valley.

Offering 3 bedrooms and large garden. Excellent potential. In need of some updating. Viewing advised.



ROSEDALE CLEHONGER

- Individual detached bungalow
- Convenient village/rural location
- 3 bedrooms
- Conservatory
- Detached garage
- Large gardens



Constructed in 1948, Rosedale has oil fired central heating, double glazing and stands in good sized gardens with ample parking, detached garage and a lovely rear outlook over farmland. The property would now benefit from updating and offers excellent scope for extension (subject to consent).

The village of Clehonger benefits from a shop/post office, village hall, church, bus service and primary school, whilst nearby Kingstone has a secondary school and doctors surgery.

In more detail the accommodation comprises

Recessed porch with door to

Entrance Hall

Living Room

With open fire, 2 radiators, serving hatch to kitchen, window to side and bay window to the front.

Bedroom 1

With radiator and bay window to the front.

Bedroom 2

With radiator, feature fireplace, built-in wardrobe and window to side.

Bedroom 3

With cupboard housing hot water cylinder, radiator and window to side.

Kitchen

Fitted with base units, sink, radiator, corner cupboard and door to

Large Conservatory

With oil fired central heating boiler.

Shower Room

With shower cubicle and electric fitment, glass screen, wash hand basin with cupboard under, WC, ladder style towel radiator and window.

Outside

The property is approached via double gates leading to a long driveway with extra parking and DETACHED GARAGE with twin doors.

There are good sized front and rear gardens, mainly laid to lawn but stocked with an extensive range of ornamental shrubs.

To the front is also a paved area and an ornamental pond. To the rear is a paved patio and the garden backs onto open farmland. Greenhouse, oil storage tank, outside light and water tap.

Property Services

Mains water and electricity. Private drainage. Oil-fired central heating.

Outgoings

Water rates are payable.

Directions

What3words [///classic.squaring.rezoning](https://www.what3words.com/classic/squaring/rezoning)

From Hereford proceed initially towards Abergvenny on the A465 and then just past Belmont Abbey turn right onto the B4349. Continue into Clehonger and then fork left towards Kingstone (continuing on the B4349). The property is located on the left hand side, just past the turning into Poplar Road.

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.

Tenure & Possession

Freehold - vacant possession on completion.

Residential lettings & property management

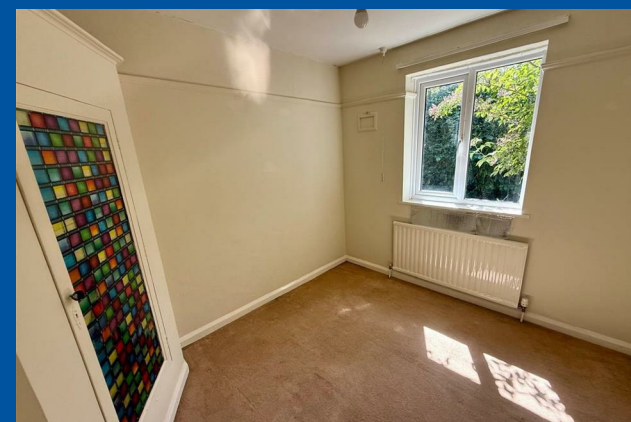
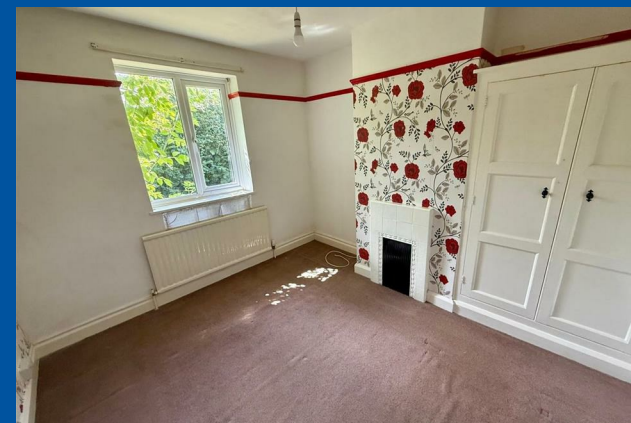
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

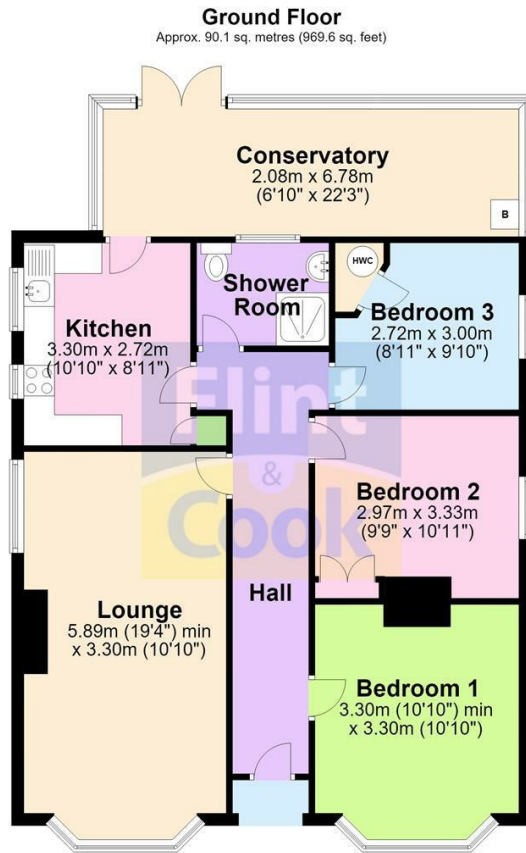
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

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Total area: approx. 90.1 sq. metres (969.6 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: E Herefordshire Council Tax Band: E

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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