



ROSE COTTAGE 9 PLEASANT ROW

CLEHONGER, HEREFORD HR2 9RE

£245,000
FREEHOLD

Peacefully situated in this popular village location, a charming 3 bedroom semi-detached cottage, offered for sale with no onward chain. The property has the added benefit of gas central heating, 3 good sized bedrooms, ample off-road parking, private southwest facing rear garden and we strongly recommend an internal inspection.



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- Popular village location • Charming semi-detached cottage • Large Living Room, Kitchen/Breakfast Room and Utility • 3 good sized Bedrooms • Ample parking and private rear garden • No onward chain



In more detail the accommodation comprises, entrance door through to

Entrance Porch

With stone flagged floor, side windows and glazed panelled door to

Lounge/Dining Room

An impressive light and airy room with central exposed beam, laminate flooring, glazed window to front aspect, feature fireplace with hearth, display mantel and gas coal effect stove, understairs store cupboard, one double and one single panelled radiator, stairs to the first floor and door to

Kitchen/Breakfast Room

With single drainer sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces with splashbacks, tiled floor, radiator with decorative cover, partial panelled walling, coved ceiling, space for breakfast table, built-in oven and four ring gas hob with cooker hood over, window to front aspect, built-in fridge/freezer and dishwasher, wall mounted gas central heating boiler and double glazed sliding patio door to the rear.

From the Living Room, a glazed door leads to

Utility Room

With tiled floor, space and plumbing for automatic washing machine and tumble dryer, shelving, radiator, window and door to the rear garden.

First Floor Landing

With access hatch to loft space and door to

Bedroom 1

With fitted carpet, decorative fireplace, radiator, window to the front aspect and display recess.

Bedroom 2

With fitted carpet, radiator, window to the rear and built-in corner wardrobe.

Bedroom 3

With fitted carpet, double radiator, glazed window to the front aspect and built-in double wardrobe.

Bathroom

With suite comprising bath with shower unit over and glazed screen, vanity wash hand basin with storage below, low flush WC, large Velux window, wall mirror, vinyl flooring and ladder style towel rail/radiator.

Outside

To the front of the property there is a large driveway providing ample off-road parking.

To the rear is a good sized paved patio area providing the perfect entertaining space, a useful outside tap, side access gate and steps leading up to the garden which is mainly laid to lawn with flower and shrub border, all enclosed by fencing and hedging for privacy with a useful GARDEN SHED.

Property Services

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

Outgoings

Water rates are payable. Private drainage.

Directions

Proceed south out of Hereford City on the A465 Abergavenny Road, taking the B4349 signposted to Clehonger. On entering the village of Clehonger, turn left into Birch Hill Road continuing past the shop and then turn right into Pleasant Row where Rose Cottage can be found on the left hand side after a short distance.

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

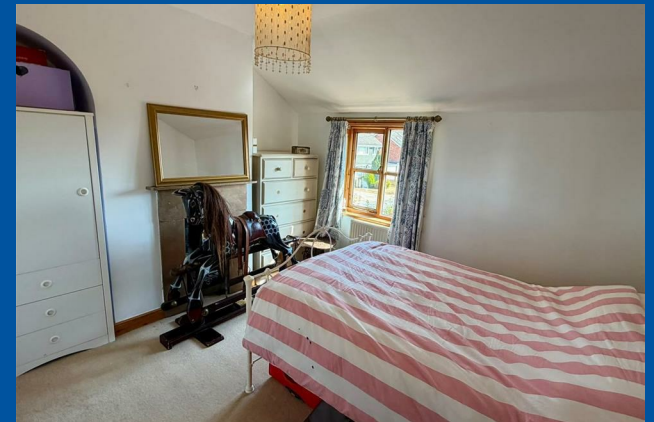
Tenure & Possession

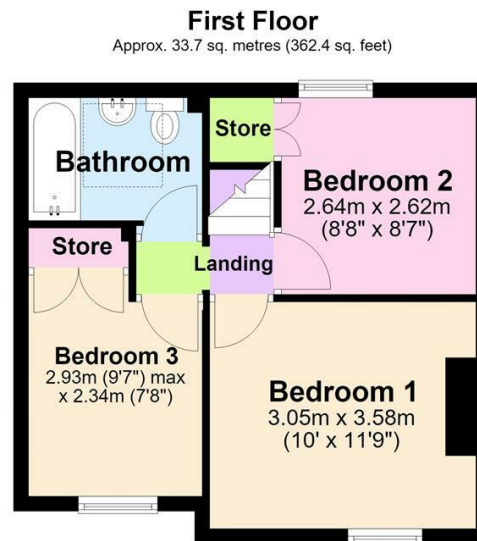
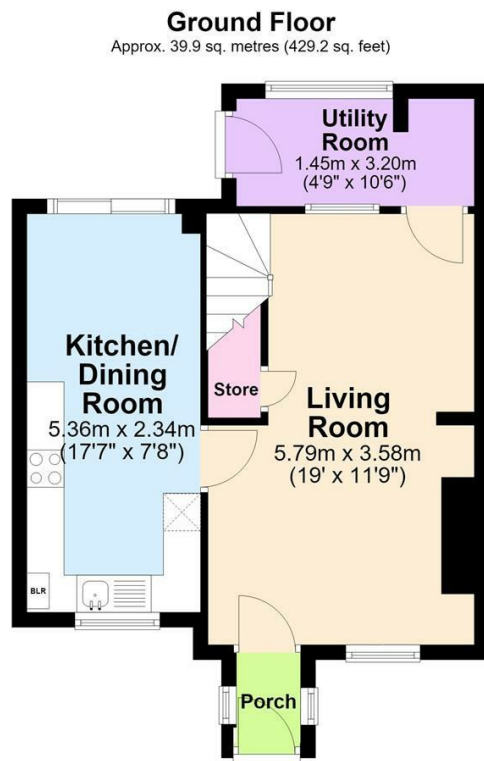
Freehold - vacant possession on completion.

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.

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Total area: approx. 73.5 sq. metres (791.6 sq. feet)

EPC Rating: D Hereford Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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