



35 GOSMORE ROAD

CLEHONGER, HEREFORD HR2 9SN

£335,000
FREEHOLD

Pleasantly situated in this popular village location, a deceptively spacious 3 bedroom detached property offering ideal family/retirement accommodation. The property has gas central heating, double glazing, large garage, ample parking, private gardens and offers flexible living accommodation. We recommend an internal inspection.



35 GOSMORE ROAD

- Popular village location • Spacious 3 bedroom detached property • Modern Kitchen and Bathroom • Large Garage and ample parking • Ideal for family or retirement • Gas central heating and double glazing • No chain • Viewing advised



In more detail the accommodation comprises, UPVC entrance door to

Reception Hall

With laminate flooring, stairs to the first floor, understairs storage space and door to

Downstairs Bathroom

With suite comprising panel bath with shower unit over and glazed screen, low flush WC, vanity wash hand basin with storage below and mirror over, recessed spotlighting, double glazed window, laminate flooring and ladder style towel rail/radiator.

Lounge

With fitted carpet, two double radiators, coved ceiling, decorative wall, serving hatch from the kitchen, fire surround with hearth and display mantel over, double glazed windows to the front and rear aspects with vertical blinds and double glazed double doors to

Conservatory

With laminate flooring, opening window vents, vertical blinds and double doors to the garden.

Kitchen

With 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, ample work surfaces, tiled floor, double glazed window with vertical blinds overlooking the garden, range of lighting, space for appliances and stable door to

Utility Room

With work surfaces, space and plumbing for automatic

washing machine and tumble dryer, ample storage space, tiled wall surround, double glazed window to the front aspect with vertical blinds and door to the rear garden.

Downstairs Bedroom 3

With fitted carpet, radiator and double glazed window to the front aspect with vertical blinds.

First Floor Landing

With access hatch to loft storage space, useful eaves store cupboard and door to

Bedroom 1

With fitted carpet, double radiator, double glazed window to the side with vertical blinds, space for wardrobes, recess with hanging rail and access to eaves store cupboard and sliding door to

En suite Shower Room

With walk-in shower, WC, wash hand basin with cupboard underneath and tiled surround.

Bedroom 2

With fitted carpet, double radiator, double glazed window to the side with vertical blinds, space for wardrobes and eaves store cupboard.

From the Utility Room, door to

Storeroom (formerly the Garage)

With double doors to the front aspect, work surfaces, cupboards, power and light points and door to

Hobby Room

With vinyl flooring, double radiator and double glazed window to the rear.

Garden Room

With fitted carpet, double radiator and double glazed sliding door to the garden.

Door from Storeroom to

Shower Room

With suite comprising large shower with glazed sliding door, vanity wash hand basin, low flush WC, recessed spotlighting and double glazed window.

Outside

To the front of the property double gates open onto an extensive driveway which has been laid to chippings for easy maintenance and provides ample off-road parking facilities, enclosed by fencing and hedging.

DOUBLE GARAGE with up-and-over door, power and light points, ample storage space and personnel door to the side.

To the immediate rear of the property is an enclosed paved area providing an ideal sun trap. To the side of the property is a lawned garden enclosed by hedging with useful GARDEN SHED.

Property Services

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

Outgoings

Water and drainage rates are payable.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Directions

Proceed south out of Hereford City on the A465 Abergavenny Road. Turn right signposted for Clehonger B4349. On entering the village of Clehonger turn left for Kingstone and then take the first left into Croft Road then first left into Gosmore Road and Number 35 is on your right hand side.

Viewing

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

Tenure & Possession

Freehold - vacant possession on completion.

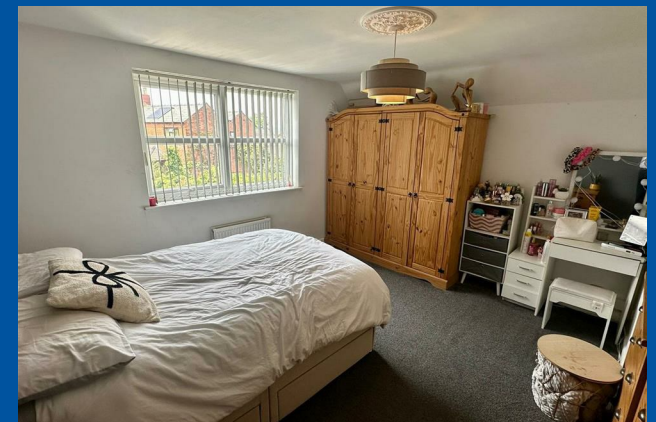
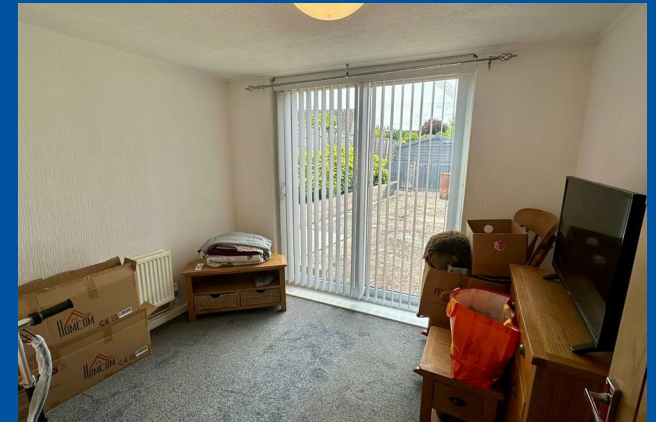
Money Laundering Regulations

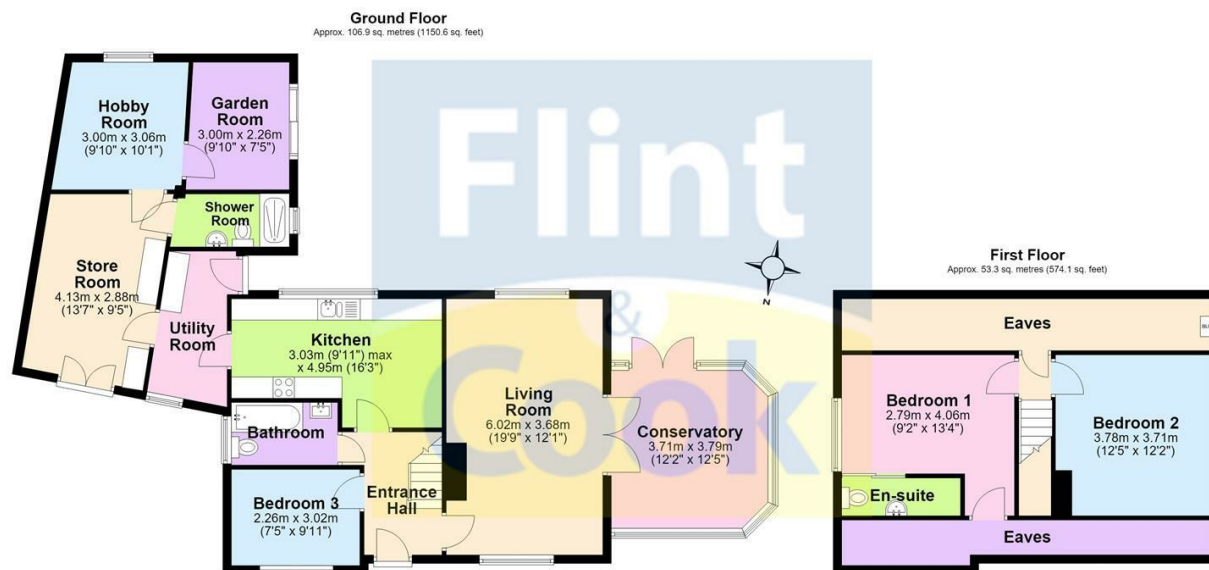
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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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Total area: approx. 160.2 sq. metres (1724.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	85
(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: C Herefordshire Council 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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