6 PRIMROSE AVENUE

CLEHONGER, HEREFORD HR2 9FE

Asking Price £290,000

FREEHOLD

Situated within the village of Clehonger, a modern three bedroom detached home being sold with no onward chain and making an ideal home for first time buyers or young families. The property is well presented throughout and benefits from a luxury bathroom, en-suite to the main bedroom and downstairs W/C alongside a modern kitchen/dining room, enclosed rear garden and driveway parking. A viewing is highly recommended.

Flint & Cook

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• Modern detached house • Popular village location • Three bedrooms, one en-suite & luxury bathroom • Sold with no onward chain • Enclosed garden & driveway parking • Ideal for a first time buyer/family

Ground Floor

With canopy porch and entrance door leading into the

Entrance Hall

With wood effect flooring, radiator, ceiling light point, carpeted stairs leading up, wall mounted fuse box and doors into the

Living Room

A spacious light and airy lounge with dual aspect, a double glazed window to the front and double glazed french doors to the rear, central ceiling light, part panelled walls, two radiators and wood effect flooring.

Kitchen/Dining Room

A modern fitted kitchen comprising contrasting wall and base units with ample work surface space over, sink and drainer unit, under counter space for a dishwasher, under counter space for a fridge, space for a range style cooker with range master cooker head over, ample space for dining, two ceiling light points, two radiators, dual aspect double glazed windows to the front and rear, a door then leads into the

Utility Room

With space and plumbing for washing machine, space for a tumble dryer, wall mounted gas central heating boiler, radiator, ceiling light point, composite door to the rear garden and door into the

Downstairs W/C

Comprising a low flush w/c, pedestal wash hand basin with tiled splash back, radiator, ceiling light point, extractor, wood effect flooring and opening to an under stair storage space.

First Floor Landing

With fitted carpet, ceiling light point, radiator, loft hatch, double glazed window to the rear aspect, useful built in storage cupboard and doors to

Bedroom One with En-suite

A good sized main bedroom with dual aspect double glazed windows to the front and rear, two ceiling light points, two radiators, ample space for wardrobes and door into the

En-suite shower room comprising a large walk in shower with tiled surround and mains fitment shower head over, pedestal wash hand basin with tiled splash back, low flush w/c, radiator, vinyl flooring and ceiling light point.

Bedroom Two

With fitted carpet, ceiling light point, radiator and double glazed window to the front aspect.

Bedroom Three

With fitted carpet, ceiling light point, radiator and double glazed window overlooking the rear garden.

Bathroom

Three piece suite comprising free standing bath with handheld shower attachment, pedestal wash hand basin, low flush w/c, radiator and double glazed window.

Outside

To the rear there is a good sized south facing garden with a good sized patio area, an area of stone and steps leading to an area of lawn with useful outside shed and rear access gate leading to the tandem length driveway. There is a useful outside tap and the rear garden is enclosed by fencing and brick walling.

Directions

Proceed south out of Hereford on the A465 Abergavenny Road, after passing Belmont Abbey turn right to Clehonger. On entering the village of Clehonger turn left into Primrose Avenue.

Money Laundering

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

Outgoings

Water and drainage rates are payable.

Property Services

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

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.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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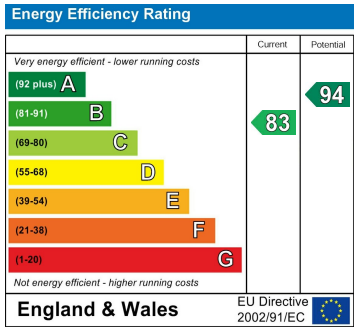
Total area: approx. 91.5 sq. metres (985.4 sq. feet)



EPC Rating: B Hereford Council Tax Band: D

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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