



## GORSTY COTTAGE POPLAR ROAD CLEHONGER, HEREFORD HR2 9SW

£375,000  
FREEHOLD

Peacefully situated in this popular village location, a charming 3 bedroom detached cottage offering ideal family/retirement accommodation. The property has the added benefit of gas central heating, double glazing, good size rear garden, ample off-road parking, a wealth of character and charm and we strongly recommend an internal inspection





# GORSTY COTTAGE POPLAR ROAD

- Popular village location • Charming 3 bedroom detached cottage • Good size south facing garden • Ample off road parking • Ideal family home • Must be viewed



## Entrance Porch

Accessed through a double-glazed side entrance door and having storage space, Velux roof light and entrance door through to the

## Reception Hall

With a quarry tiled floor, radiator, exposed stone and brickwork, a wealth of timbers and door to the

## Downstairs Cloakroom

With low flush WC, quarry tiled floor and a double glazed window.

## Utility Room

With single drainer sink with mixer tap, wall and base cupboards, work surfaces, updated wall-mounted gas central heating boiler, double glazed window and quarry tiled floor.

From the reception hall there is open plan access to the

## Fitted Kitchen

With 1 ½ bowl sink with mixer tap, a range of wall and base cupboards, ample work surfaces with splashbacks, central spotlighting, radiator, double glazed windows to two sides, space for appliances and access to

## Lounge/Dining Room

With laminate flooring, 2 radiators, stairs up to the first floor, 2 double glazed windows overlooking the garden, an internal window to the porch, feature fire surround and wood burning stove and a double glazed door to porch leading out to the garden.

## First Floor Landing

With access hatch to the loft space and doors to

## Bedroom 1

With fitted carpet, radiator, exposed timbers, access hatch to loft space, a range of fitted wardrobes and 2 double glazed windows.

## Bedroom 2

With fitted carpet, radiator, double glazed windows to two sides enjoying a pleasant outlook, fitted wardrobe and an ornamental fire surround.

## Bedroom 3

With fitted carpet, radiator, recess ideal for wardrobe and a double glazed window overlooking the garden.

## Wet Room

With a large shower area with rainwater style shower head and glazed screen, low flush WC, balanced wash hand basin with mirror fronted storage over, 2 double glazed windows, extractor fan, ladder style towel rail/radiator, further store cupboard and large airing cupboard with shelving.

## Outside

To the front of the property there is a large driveway providing off-road parking for two vehicles with double electric gates that open out onto a extensive tarmac area with the driveway to the side, providing further off-road parking and with a personal pedestrian gate to the side.

One of the main features of the property is the good sized garden, which is well established, laid to lawn and all well enclosed by hedging, trees and fencing for privacy.

There is a useful range of outbuildings and storage sheds, greenhouse, outside tap and lighting.

The property also benefits from solar panels with further information available from the vendors upon request.

#### **Property Services**

Mains water, electricity, and gas are connected. Gas-fired central heating. Private drainage (septic tank).

#### **Directions**

Proceed south out of Hereford city on the A465 Abergavenny (Belmont Road), turn right signposted to Clehonger and then left signposted to Kingstone. Take the second turn on your left into Poplar Road and then after approximately 800 yards Gorsty Cottage is on your right-hand side.

#### **Outgoings**

Water and drainage rates are payable.

#### **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**

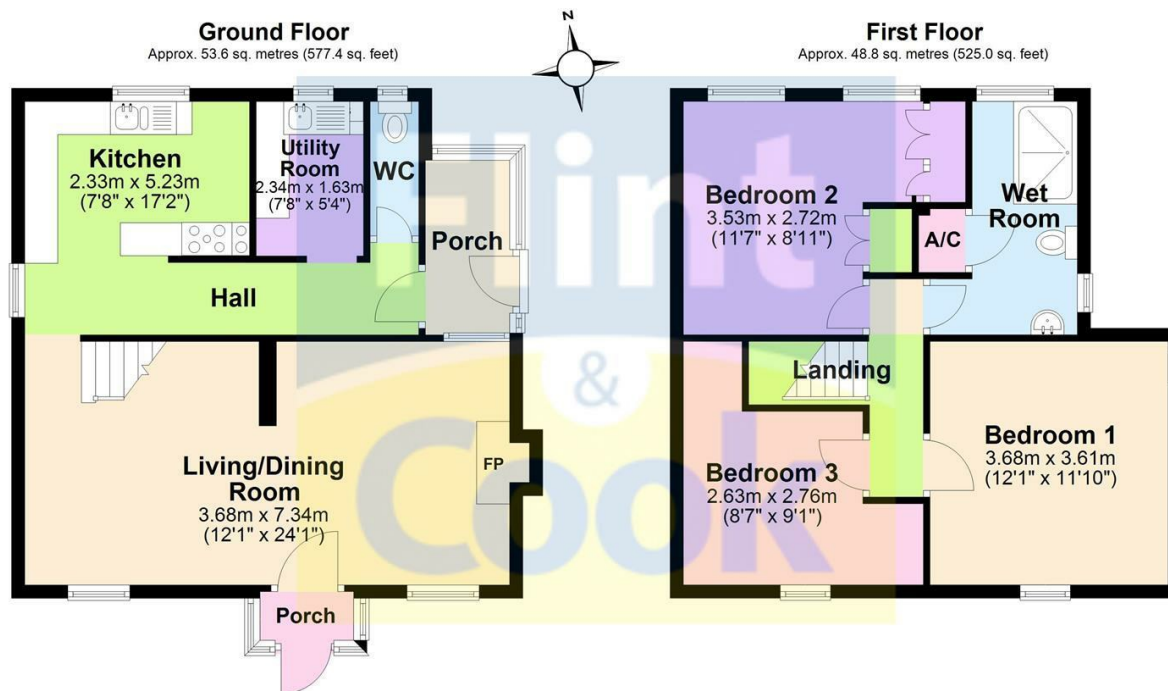
Freehold - vacant possession on completion.

#### **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.

## **GORSTY COTTAGE POPLAR ROAD**





Total area: approx. 102.4 sq. metres (1102.3 sq. feet)

**EPC Rating: A Herefordshire Council Tax Band: D**



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          | 100                     | 100+      |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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

Flint and Cook Hereford Sales  
 22 Broad Street  
 Hereford  
 Herefordshire  
 HR4 9AP

01432 355455  
 hereford@flintandcook.co.uk  
 flintandcook.co.uk

