



## 25 THE HOLLIES

CLEHONGER, HEREFORD HR2 9SP

£245,000  
FREEHOLD

An impressive 2 bedroom semi-detached bungalow offering ideal family accommodation. The property, which is offered for sale with no onward chain, has the added benefit of gas-central heating, double glazed windows, a modern kitchen and shower room, 2 good sized bedrooms, a private rear garden, off road parking and large garage and to fully appreciate this property we strongly recommend it internal inspection.



## 25 THE HOLLIES

- Popular village location
- Impressive 2 bedroom semi detached bungalow
- Large lounge, breakfast kitchen, garden room & utility
- Off road parking & large garage
- Viewing advised
- No onward chain



### Entrance Porch

With a double glazed entrance door, windows and door through to the

### Reception Hall

With laminate flooring, radiator, coved ceiling, access hatch to the loft space, central heating thermostat and door to the

### Boiler Cupboard

With both storage space and the gas central heating boiler.

### Living Room

With laminate flooring, radiator, large double glazed windows to the front aspect, a range of lighting and a feature fireplace with hearth, display mantel and electric fire.

### Kitchen/Breakfast Room

Fitted with an extensive range of wall and base cupboards, ample work surfaces, 1 ½ bowl sink with pot washer style mixer tap, under cupboard lighting, space for a table, radiator with decorative cover, display shelving, 2 large Velux roof lights providing ample natural light, built-in pantry/store cupboard, ample work surfaces and splashbacks, built in double oven and 4 ring hob with cooker hood over, built in dishwasher and fridge/freezer, double glazed window overlooking the rear garden and a double glazed door to the

### Garden Room

With radiator, power and light points, windows and

double doors to the rear garden with roller blinds and a glazed panel door to the

### Utility Room

With a single drainer sink, wall and base cupboards, ample storage space, space and plumbing for a washing machine and tumble dryer, double radiator, double glazed window and door to the rear garden and glazed panelled internal door to the large garage.

### Bedroom 1

With laminate flooring, radiator, internal window to the garden room and space for wardrobes.

### Bedroom 2

With laminate flooring, radiator, window to the front aspect and space for wardrobes.

### Shower Room

Fitted with a large, double walk in shower cubicle with rainwater shower head and sliding glass door, radiator, double glazed window, pedestal wash hand basin with mirror fronted medicine cabinet over, low flush WC and a bidet.

### Outside

The front garden has been laid to scalplings for easy maintenance with a paved pathway leading to the front entrance door and continuing to the side which takes you to the drive and the off-road parking and then to the

### Large Garage

With an up and over door, personal door to the side,

power and light points, ample storage space and internal door to the utility room.

To the rear of the property there is a lawned garden, bordered by flowers and shrubs and all well enclosed by high fencing for privacy. There are also paved areas perfect for entertaining, a greenhouse and an outside tap.

### Property Services

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

### Outgoings

Water and drainage rates are payable.

### Directions

Proceed south out of Hereford city on the A465 (Belmont Road), follow the signposts to Clehonger and turn left for Kingstone, then take the first left into Croft Road, right into Syers Croft and then left into the Hollies.

### Viewing

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### 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

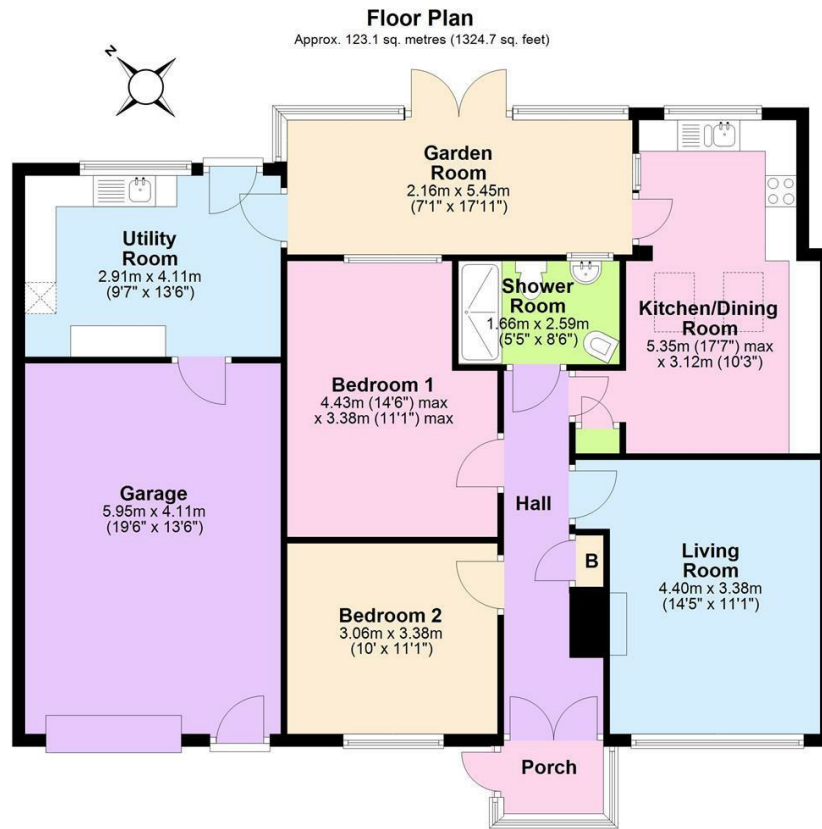
Freehold - vacant possession on completion.

### 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.

## 25 THE HOLLIES





Total area: approx. 123.1 sq. metres (1324.7 sq. feet)

**25 The Hollies, Clehonger, Hereford**

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>	<b>66</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

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