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27 Syers Croft, Clehonger, Herefordshire, HR2 9SU

'Situated to the south of Hereford City in the popular village location of Clehonger a three bedroom semi detached family home which has been extended downstairs to provide a shower and cloakroom. The property also has the added benefit of off road parking and enclosed rear and side gardens'

£269,000 (Freehold)

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LOCATION

The property is located in the popular village location of Clehonger which has a village shop and primary school and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is an extended three bedroom semi detached family home with the added benefit of gas central heating, double glazing, off road parking and enclosed rear and side garden. The property comprises sitting room, dining room, kitchen, conservatory, wet room and cloakroom. On the first floor are three bedrooms, bathroom and separate wc. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

The Sitting Room

7.72m (25'4) x 4.42m (14'6) (maximum narrowing to 9'9)

Front aspect double glazed entrance door leading into the sitting room. With front aspect double glazed window, patio door to the rear garden, four panelled radiators, stairs to the first floor, smoke alarm, television point, two wall lights, decorative fire surround, built-in utility room and dining room.

Dining Room

4.88m (16'0) x 2.41m (7'11)

With front aspect double glazed window, panelled radiator, smoke alarm and door to the kitchen.



Kitchen

3.86m (12'8) (maximum) x 2.54m (8'4)

With rear aspect double glazed window, a range of units comprising a 1½ bowl sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, space for cooker, space for upright fridge freezer, pantry, vinyl flooring and door to the conservatory.

Conservatory

2.74m (9'0) x 2.69m (8'10)

Of upvc construction with two panelled radiators and French doors leading to the rear garden.



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Utility/Shower Room

2.69m (8'10) x 1.85m (6'1) (plus recess)

With electric wall mounted shower with tiled surround and shower curtain rail, panelled radiator, wall mounted gas central heating boiler, plumbing and space for washing machine, side aspect double glazed door to the side garden and door to the cloakroom.

Cloakroom

With rear aspect double glazed window, low flush wc and wash hand basin with tiled splash back.

ON THE FIRST FLOOR:

Landing

With airing cupboard, access hatch to loft space, side aspect double glazed window, doors to bedrooms, bathroom and toilet.

Bedroom 1

4.42m (14'6) (maximum) x 2.87m (9'5)

With rear aspect double glazed window, panelled radiator and reduced head height to sections of the room.

Bedroom 2

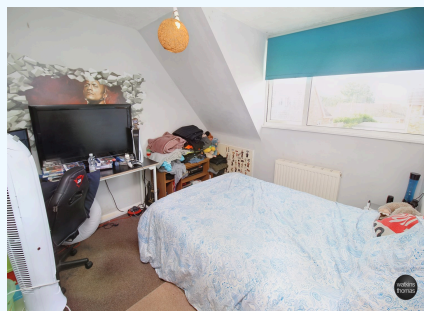
2.97m (9'9) (maximum) x 3.1m (10'2)

With front aspect double glazed window, panelled radiator and reduced head height to one section of the room.

Bedroom 3

3m (9'10) (maximum) x 3.12m (10'3)

With front aspect double glazed window, built-in wardrobe, panelled radiator and reduced head height to one section of the room.



Bathroom

With rear aspect double glazed window, suite comprising panel enclosed bath with mixer tap and shower attachment over, thermostatically controlled shower over the bath, wash hand basin, fully tiled wall surround and vinyl flooring.

Separate Wc

With rear aspect double glazed window, low flush wc and vinyl flooring.

OUTSIDE:

To the front of the property is a gravel parking area with a side access gate giving access to the side garden which is laid to lawn and enclosed by hedging. To the immediate rear of the property is a patio leading to a lawned garden with various shrub borders and a useful storage shed. The rear garden is enclosed by fencing and hedging to provide a degree of privacy.



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COUNCIL TAX BAND C

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed out of Hereford along the Belmont Road, on reaching the roundabout take the third exit onto the A465, take the second turning on the right hand side sign posted Clehonger. On reaching the village of Clehonger turn left sign posted Kingstone and take the first left into Croft Road. Take the first right into Syers Croft and the property is located on the right hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk or www.onthemarket.com.

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

