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21 The Bines, Clehonger, Herefordshire, HR2 9RA

'Situated in the popular village location of Clehonger to the South of Hereford City a well presented three bedroom semi detached home with gas central heating, double glazing where specified and enclosed front and rear gardens'

£220,000 (Freehold)

21 The Bines, Clehonger, Herefordshire, HR2 9RA

LOCATION

The property is located to the south of Hereford City in the popular village location of Clehonger. In the village is a shop, primary school, public house and in Old Clehonger is a church. 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 a well presented three bedroom semi detached family home with gas central heating, double glazing where specified, enclosed front and rear gardens. The accommodation comprises entrance porch, entrance hall, kitchen, utility room, dining room, sitting room, first floor landing with access to three bedrooms and bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

A side aspect door gives access to the entrance porch with front aspect windows and door leading to the entrance hall.

Entrance Hall

With front aspect double glazed door and window, panelled radiator, stairs to the first floor, smoke alarm and doors to dining room, utility and kitchen.

Kitchen

3.1m (10'2) x 3.02m (9'11)

With front aspect double glazed window, stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under, matching wall units, space for fridge freezer, integrated electric oven, hob and cooker hood over, inset spot lights and tiled flooring.



Utility Room

1.83m (6'0) x 1.73m (5'8)

With wall mounted gas central heating boiler, work surface with plumbing and space for washing machine below, space for tumble dryer, wall unit, panelled radiator, tiled flooring and side aspect double glazed door giving access to the side path.

Dining Room

3.66m (12'0) x 2.95m (9'8)

With rear aspect double glazed window, two wall lights, laminated flooring, panelled radiator between the dining room and sitting room and access to the sitting room.

21 The Bines, Clehonger, Herefordshire, HR2 9RA

Sitting Room

4.17m (13'8) x 3.05m (10')

With rear aspect double glazed window, television point and laminated flooring.



ON THE FIRST FLOOR:

Landing

With front aspect double glazed window, access hatch to loft space, doors to bedrooms and bathroom.

Bedroom 1

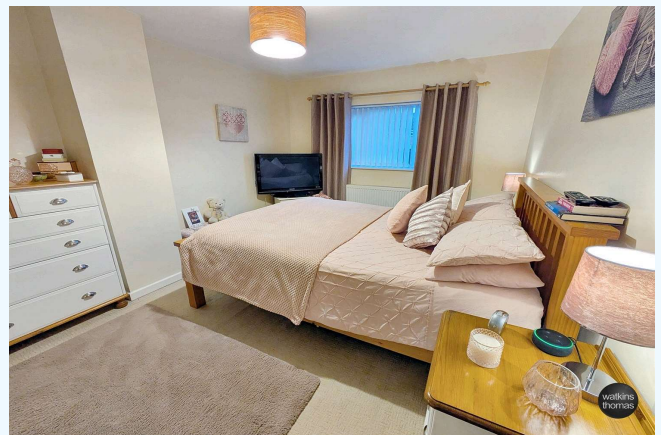
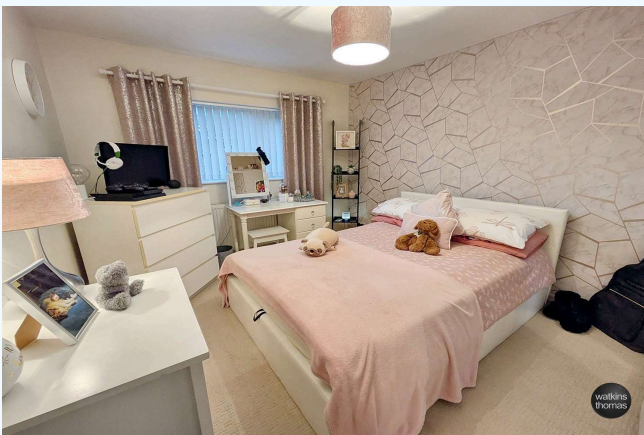
4.17m (13'8) x 3.02m (9'11) (maximum)

With rear aspect double glazed window and panelled radiator.

Bedroom 2

4.17m (13'8) x 2.95m (9'8)

With rear aspect double glazed window and panelled radiator.



Bedroom 3

3.07m (10'1) (maximum) x 3.07m (10'1) (maximum)

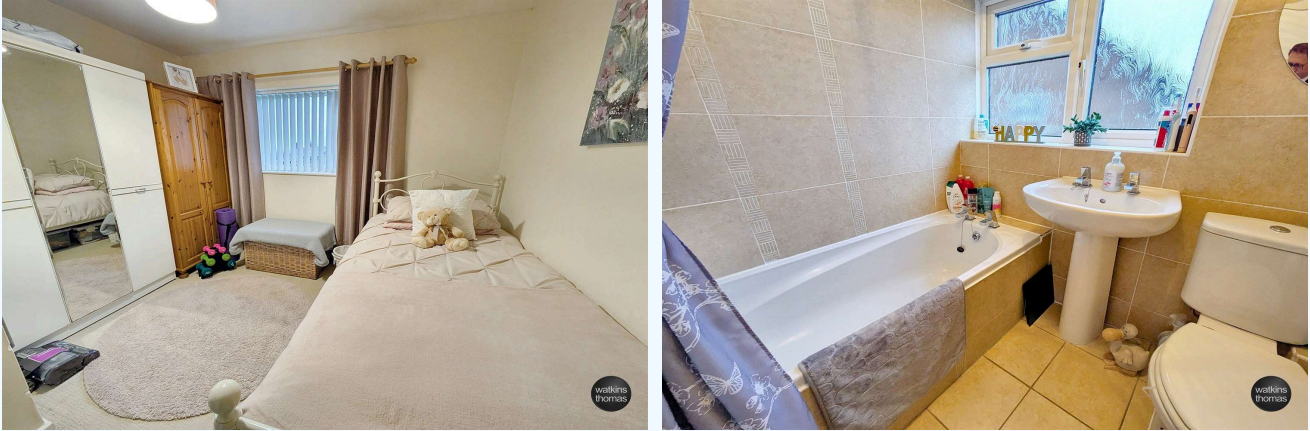
L-shaped room. With front aspect double glazed window and panelled radiator.

21 The Bines, Clehonger, Herefordshire, HR2 9RA

Bathroom

1.83m (6'0) x 1.78m (5'10)

With side aspect double glazed window, suite comprising panel enclosed bath with thermostatically controlled shower over, low flush wc, pedestal wash hand basin, heated towel rail, fully tiled wall surround and tiled flooring.



OUTSIDE:

To the front of the property is a lawned garden with path leading to the front door. A side path gives access to the rear garden where there is a lawned garden with gravel area, storage shed and the garden is enclosed by fencing and hedging to provide a degree of privacy. On street parking is available.



COUNCIL TAX BAND B

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

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21 The Bines, Clehonger, Herefordshire, HR2 9RA

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 second exit onto the A465 Hereford to Abergavenny Road. Continue along the road taking the second turning on the right signposted Clehonger. On reaching the village of Clehonger take the second left hand turning into Birch Hill Road. Continue along the road around the right hand bend and turn right into Oak Crescent where the property is located at the end of the cul-de-sac position via a footpath.

FOR FURTHER INFORMATION

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

13th February 2025

ID39410

21 The Bines, Clehonger, Herefordshire, HR2 9RA

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		82 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.

