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2 Cloverdale Drive, Preston On Wye, Herefordshire, HR2 9JU

'Enjoying far reaching views to the front, from a private edge of village position, about eight miles west of Hereford, a detached three bedroom bungalow residence which is centrally heated and double glazed'

£270,000 (Freehold)

2 Cloverdale Drive, Preston On Wye, Herefordshire, HR2 9JU

LOCATION

Preston On Wye is a village community set in west Herefordshire over which views are enjoyed at the front. The village has a church and public house together with community hall and the neighbouring village of Madley offers a wider range of facilities including a primary school. 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

2 Cloverdale is a detached bungalow residence of good proportions. The property is provided with central heating and double glazing and would now benefit from a schedule of refitting and upgrading works. The property has a driveway and garden areas and in more detail it comprises:

ON THE GROUND FLOOR ONLY:

Reception Hall

4.32m (14'2) x 1.27m (4'2)

Approached via a double glazed door with adjacent double glazed window, door to shallow cloaks cupboard, door to further store cupboard, opening to inner hall and with doors to bedroom 1 and:

The Living Room

7.01m (23'0) x 3.78m (12'5)

With double glazed sliding patio doors opening to and overlooking the front garden with paddocks and rising countryside beyond. Coved ceiling, wall light points, double glazed window to the side, radiator and stone fire surround with open grate and polished mantle over. Serving hatch from kitchen.



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Inner Hall

4.37m (14'4) x .97m (3'2)

With doors to bedrooms 2 and 3, the bathroom, cloakroom with separate wc and the airing cupboard with insulated hot water cylinder.

Kitchen

3.96m (13'0) x 3m (9'10)

With a double glazed window to the side, single glazed window to the conservatory, door to the conservatory and with fitted base cupboards with working surface over, tiled surrounds and matching eye level cabinets. Radiator, floor to ceiling cupboards, 1½ bowl sink unit with drainer and mixer tap, recess for washing machine, recess for cooker and floor mounted oil fired boiler which provides central heating and domestic hot water.



Rear Porch/Conservatory

2.82m (9'3) x 1.65m (5'5)

With double glazed elevations of a masonry base with triplex roof over and door to the rear garden area.



Bedroom 1

3.71m (12'2) x 2.97m (9'9)

With a picture double glazed window to the front overlooking adjacent paddock with tree lined countryside beyond. Radiator. Double recessed wardrobe cupboard with cabinets over.

Bedroom 2

3.66m (12'0) x 2.97m (9'9)

With a double glazed window to the side. Radiator.

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Bedroom 3

3.07m (10'1) x 2.11m (6'11)

With a double glazed window to the rear and radiator.

Bathroom

1.8m (5'11) x 1.65m (5'5)

With a white suite comprising bath with tiled surround, pedestal wash basin, double glazed window and radiator.



Separate Wc

2.01m (6'7) x .91m (3')

With low level wc and radiator.

OUTSIDE:

A driveway provides access to the CAR PORT (11' x 20') which leads to the the GARAGE (9'6 x 21') with an up and over door to the front, window to the side and sliding door.

At the front of the property there is a lawned garden area with established borders. From the front an outlook is enjoyed across a paddock to tree lined countryside in the distance. The rear garden can be approached along the side of the residence via a pathway with a deep border. To the rear of the property there is a lawned garden area with established beds and borders. Within the rear garden there is a small greenhouse and an oil storage tank. The rear garden enjoys a southerly aspect.



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COUNCIL TAX BAND D

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.

SERVICES

It is understood that mains electricity, 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

The most direct route from Hereford City is to proceed west for length of Whitecross Road and take the second exit into Kings Acre Road and continue for a distance of just over five miles and turn left signposted Bridge Sollars. Continue over the River Wye and after approximately one mile take the right hand turning signposted Preston On Wye. Continue to and through the village and Cloverdale will be identified on the left hand side with Number 2 being denoted by the agents for sale board.

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.

25th February 2025

ID38028

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.