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35 Birch Hill Road, Clehonger, Herefordshire, HR2 9RF

'Situated in the popular village of Clehonger to the south of Hereford City a superbly presented, three bedroom detached bungalow with the added benefit of off road parking, garage and good size enclosed rear garden'

£365,000 (Freehold)

Residential Sales and Lettings

35 Birch Hill Road, Clehonger, Herefordshire, HR2 9RF

LOCATION

The property is located in the popular village of Clehonger which is situated to the south of Hereford City. In the area are a range of amenities including local shop, primary school, bus service 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 a well presented, three bedroom, detached bungalow with the added benefit of gas central heating, double glazing, off road parking, garage and enclosed rear garden. The accommodation comprises entrance porch, entrance hall/dining area, sitting room, kitchen, conservatory, inner hallway, three bedrooms and bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR ONLY:

Entrance Porch

Front aspect double glazed entrance leading to the entrance porch with side and rear aspect double glazed windows, tiled flooring and side aspect double glazed door giving access to the entrance hall/dining area.

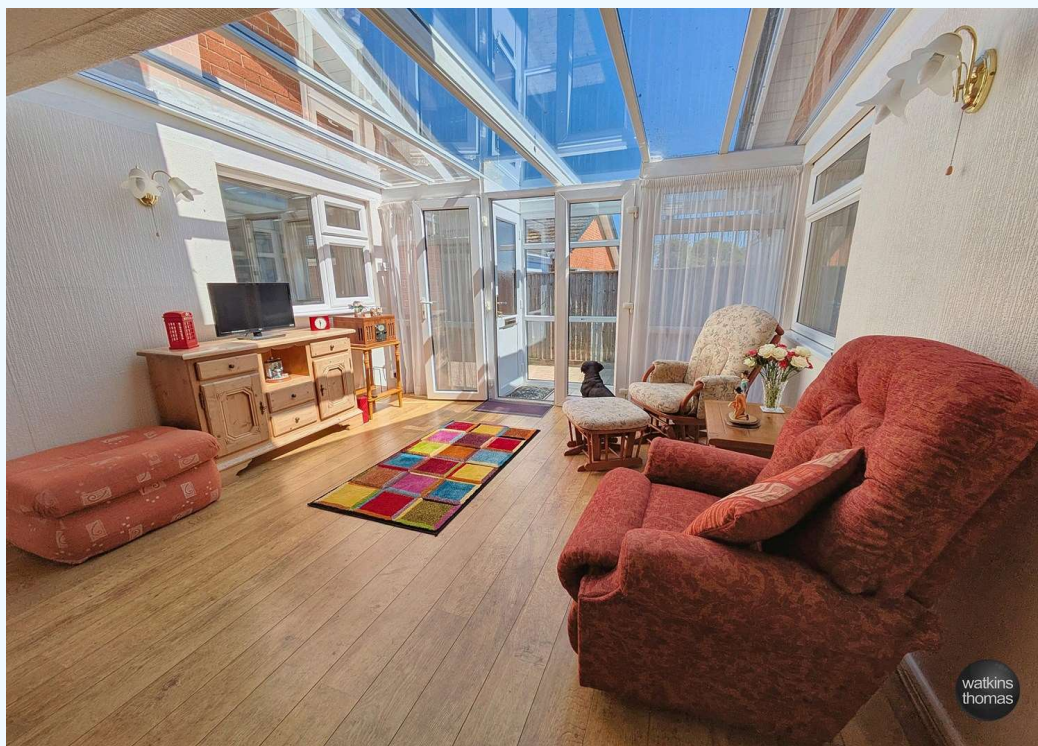
Entrance Hall/Dining Area

6.5m (21'4) (maximum) x 3.61m (11'10)

With side aspect double glazed windows, wood flooring, panelled radiator, two wall lights, access to the dining area, kitchen, sitting room and inner hallway.

Dining Area

With panelled radiator, wood flooring, thermostat for central heating, space for dining table and light with ceiling fan.



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Sitting Room

4.72m (15'6") x 3.66m (12')

With television point, two panelled radiators, wall mounted electric fire with decorative surround, light with ceiling fan and rear aspect double glazed patio door giving access to the garden.



Kitchen

3.84m (12'7") x 2.41m (7'11")

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric double oven, integrated microwave, gas hob with cooker hood over, integrated fridge freezer, integrated washing machine, panelled radiator, tiled flooring and double glazed French doors giving access to the conservatory.



Conservatory

3m (9'10") x 2.97m (9'9")

Of Upvc construction with tiled flooring, two panelled radiators, ceiling fan and side aspect double glazed French doors giving access to the garden.



Inner Hallway

With wood flooring, smoke alarm, access hatch to loft space, airing cupboard housing the hot water tank, doors to bedrooms and bathroom.

Bedroom 1

3.78m (12'5") x 3.18m (10'5")

With front aspect double glazed window, panelled radiator, built-in double wardrobe with hanging rail and shelving.

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Bedroom 2

3.18m (10'5) x 2.74m (9')

With front aspect double glazed window, panelled radiator, built-in double wardrobe with hanging rail and shelving.



Bedroom 3

3.12m (10'3) (to the wardrobe) x 2.51m (8'3) (maximum - L shaped room)

With rear and side aspect double glazed windows, panelled radiator and built-in wardrobe with hanging rail and shelving.

Bathroom

3.58m (11'9) x 1.75m (5'9) (maximum)

With three side aspect double glazed windows, suite comprising low flush wc, vanity wash hand basin, shower cubicle, panel enclosed sitting bath, heated towel rail, shaver point, extractor fan, fully tiled wall surround and vinyl flooring.



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OUTSIDE:

To the front of the property is a lawn garden with gravel shrub borders with picket fence leading to enclosed fencing with a side gate and path giving access to the rear garden. A tarmac driveway leads to a block paved driveway which gives access to the GARAGE (16'7 x 8'9) with up and over door to the front and rear, power and lighting.

To the immediate rear of the property is a large patio area with outside tap giving access to the main garden which is laid to lawn with gravel shrub borders. There is a feature sitting area with pergola, storage shed and further patio and gravel seating area and the garden is enclosed by fencing to provide a degree of privacy.



COUNCIL TAX BAND E

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, 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 Hereford to Abergavenny Road (A465) and take the second turning on the right hand side sign posted Clehonger. Continue to the village of Clehonger and take the second turning on the left hand side into Birch Hill Road. Continue along the road taking the second turning on the left. Continue along the road where the property is located on the left hand side as indicated 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.

20th May 2025

ID40656

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.

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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.

