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28 The Hollies, Clehonger, Hereford, HR2 9SP

'Conveniently located just to the south west of Hereford in a popular village a two/three bedroom semi detached bungalow residence with generous garden area, driveway, garage and car port'

£240,000 (Freehold)

Residential Sales and Lettings

28 The Hollies, Clehonger, Hereford, HR2 9SP

LOCATION

Clehonger is an established village community which offers a range of amenities including a community hall. There is a village store, bus services are available and there are schools in neighbouring villages. Hereford is approximately three miles distant and offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

28 The Hollies is a semi detached bungalow residence which has an extension to provide further living/bedroom accommodation at the front and there is also a good sized conservatory addition. The property has a driveway which leads to a car port beyond which there is a garage and of note is the overall garden area. Centrally heated and double glazed this home in more detail offers:

ON THE GROUND FLOOR ONLY:

Reception Hall

6.27m (20'7) x 1.04m (3'5)

Approached through a double glazed door with leaded glass upper light, wood grain effect flooring, wall mounted thermostat, radiator with shelf over, access hatch to loft space and having doors to the sitting room, kitchen, bedrooms, shower room and the airing cupboard with insulated hot water cylinder.

The Sitting Room

5m (16'5) x 3.68m (12'1)

With coving to ceiling, recess with shelves, living flame gas fire, radiator and double glazed picture window with adjacent casement door opening to the:



Conservatory

3.89m (12'9) x 3.1m (10'2)

With reflective glass apex roof over and having double glazed elevations and a pair of double glazed French doors opening to and overlooking the rear garden.

The Kitchen

3.18m (10'5) x 2.46m (8'1) (widening to 10')

With a double glazed window overlooking the rear garden and with fitted base cupboard and drawer units with working surface over, tiled surrounds and matching eye level cabinets. Recess with fitted double electric oven, 1½ bowl sink unit with drainer and mixer tap, recess with dishwasher and four ring gas hob. Radiator and further eye level cabinet with glass front and tall storage unit. Double glazed door to the car port.



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Bedroom 1

4.17m (13'8) x 3.12m (10'3)

With a deep double glazed picture window to the front. Radiator and built-in units including two double and two single wardrobe units, storage cabinets, drawer unit and dressing table area together with two bedside cupboards.



Bedroom 2

3.45m (11'4) x 2.51m (8'3)

With a double glazed window to the side, two wardrobe cupboards and built-in drawer units. Radiator.

Bedroom 3/Sitting/Dining Room

3.45m (11'4) x 3.25m (10'8)

With a double glazed bow window to the front. Radiator.

The Shower Room

2.46m (8'1) x 1.63m (5'4)

Attractively appointed and with wide shower tray and textured tiles with a thermostatically controlled shower unit, further tiled wall, pedestal wash basin and low level wc. Ladder type radiator, two double glazed window, extractor unit and tiled floor.



OUTSIDE:

The property has the benefit of a tarmacadam driveway which leads through a pair of wrought iron gates and runs to the CAR PORT (21'5 x 7'10) beyond which is the GARAGE (15'2 x 9'6) with up and over door to the front. At the rear of the garage there is a GARDEN ROOM/UTILITY ROOM (9'3 x 8'10) in which there is a sink unit, double glazed window and tiled floor.

To the front of the property there is a lawned garden area and a paving slab pathway leads to the front door. Immediately to the rear of the property there is a paving stone patio area which runs to the expanse of lawned rear garden through which a paving stone pathway runs. There are established shrubs including a Holly and Lilac and at the upper end of the garden there is a further lawned area together with greenhouse and old garden store.



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COUNCIL TAX BAND C

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE

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

From central Hereford proceed south west on the A465 Abergavenny Road and after approximately one mile of leaving the city turn right onto the B4349 signposted Clehonger. In the village of Clehonger bear left and continue along the B4349 and take the first left into Croft Road. Continue along Croft Road, turn right into Syers Croft bear left and enter The Hollies and Number 28 will be identified on the hand side.

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 July 2025

ID40620

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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		81 B
69-80	C		
55-68	D	64 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.

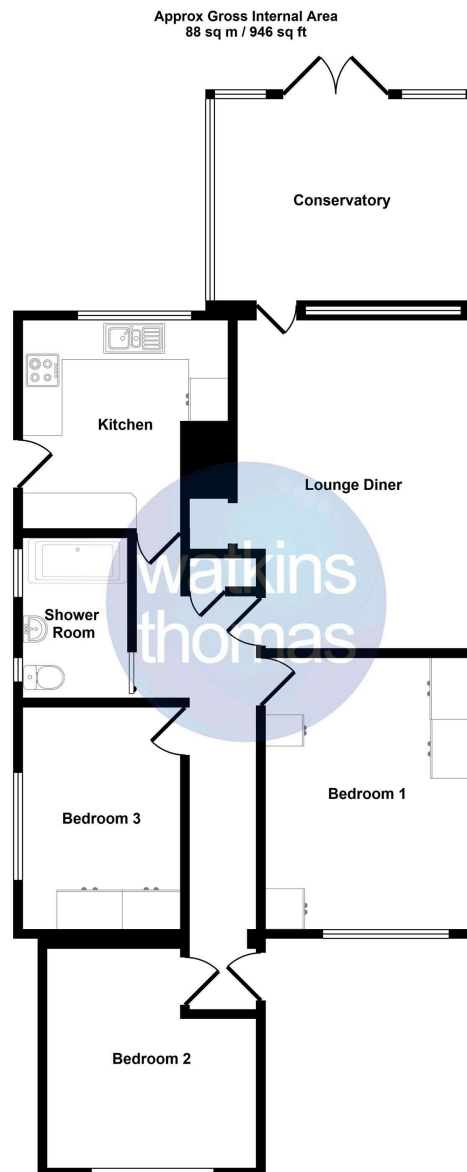
For properties in England and Wales:

- 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.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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