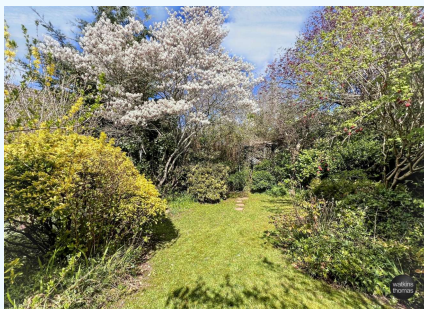




Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



## 15 The Hollies, Clehonger, Hereford, HR2 9SP

*Located about three miles south west of the outskirts of Hereford, an established semi detached two bedroom bungalow with exceptional rear garden area.*

**£225,000 (Freehold)**

**Residential Sales**

# 15 The Hollies, Clehonger, Hereford, HR2 9SP

## LOCATION

The Hollies is a residential cul de sac located within the village of Clehonger, which lies about three miles south west of the Cathedral city of Hereford. Clehonger has a village store, primary school, public house, community hall and Church with neighbouring centres offering a further range of facilities and amenities, there is a secondary school at Kingstone and Hereford as a whole offers a wide variety of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

## DESCRIPTION

15 The Hollies is a mature semi detached bungalow which is centrally heated and double glazed. The property offers a kitchen, good sized sitting room and two double bedrooms together with a shower room and conservatory. There is a good driveway to a detached garage/workshop and of note is the extensive mature rear garden. In more detail, the accommodation comprises;

### ON THE GROUND FLOOR ONLY:

#### Kitchen

4.57m (15') x 2.13m (7')

With double glazed windows to two aspects and approached through a double glazed door and with fitted base cupboards with drawer units and working surfaces over, tiled surrounds and matching eye level cabinets. Two display ends, one and a half bowl composite sink unit with drainer and mixer tap, recess with plumbing for washing machine and recesses for further appliances. Four ring gas hob and with a built in oven. Tiled floor and opening to;



#### Inner Hall

3.05m (10') x .91m (3')

Door to boiler cupboard with a wall mounted gas fired boiler, access hatch to loft space, wood laminate flooring and with doors to the two bedrooms, the bathroom and the;

#### Sitting Room

5.49m (18') x 3.43m (11'3) (stepped to 13' 5)

With coved ceiling and having a deep double glazed pair of windows opening to and overlooking the westerly facing front garden. Two radiators and wood laminate flooring.



#### Bedroom 1

4.32m (14'2) x 3.35m (11')

With a double glazed window overlooking the fine garden, radiator, wood laminate flooring and with two sets of wardrobe cupboards provided with hanging rail and storage shelving.

## 15 The Hollies, Clehonger, Hereford, HR2 9SP

### Bedroom 2

3.07m (10'1) x 2.84m (9'4)

With wood laminate flooring, radiator and a pair of french doors to;



### Conservatory/Garden Room

2.74m (9') x 2.44m (8')

With double glazed elevations off a brick base and with triplex roof over, wood laminate flooring and with a radiator and a pair of french doors opening to a patio area.



### Bathroom

2.03m (6'8) x 1.83m (6')

With white suite comprising walk in shower area with electric shower over, pedestal wash basin and low level WC. Part tiled walls, double glazed windows, ceramic floor tiles and radiator.



### OUTSIDE:

The property has the benefit of a long tarmac driveway which leads through a pair of wooden gates to the DETACHED GARAGE (17' 2 x 8' 2) with a pair of wooden doors to the front.

# 15 The Hollies, Clehonger, Hereford, HR2 9SP

## Gardens

At the front of the property there is a lawned front garden area with ornamental tree and deep well stocked beds and borders, featuring evergreens and roses. To the immediate rear of the property is a patio area with patio slabs continuing to the side of the garage. Beyond the patio there is an expanse of lawned garden with deep shaped borders and beds, which run to stepping stones which pass through a trellis to a further mature garden area, in which there is a greenhouse and further trees.



## COUNCIL TAX BAND C

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

From central Hereford, proceed south west on the Belmont Road. On the outskirts of the city, take the second exit signposted Abergavenny (A465). After about 3/4 of a mile, turn right signposted Clehonger. Enter the village and at the junction, turn left and then turn left into Poplar Road. Continue along Poplar Road, turn right into Syers Croft and take the left hand turn into The Hollies and then turn right continuing along The Hollies. Number 15 will be identified towards the end of the cul de sac on the right 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

## ID / Date

ID41897

## 15 The Hollies, Clehonger, Hereford, HR2 9SP

### 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 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

## 15 The Hollies, Clehonger, Hereford, HR2 9SP

### 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.

