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

*Conveniently located to the south west of the city of Hereford in a popular village, a two bedroom semi detached well proportioned bungalow residence with gardens to the front and rear, driveway, car port and garage.*

**£200,000 (Freehold)**

**Residential Sales**

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

### LOCATION

Clehonger is an established village community, which offers a range of amenities including community hall. There is a village store, a bus service and village school. Hereford is approximately three miles distant and offers a fuller range of shopping, leisure and recreational facilities, together with educational establishments and both bus and railway stations.

### DESCRIPTION

3 The Hollies is a semi detached bungalow residence which has replacement double glazed windows. Overall the bungalow is well proportioned and would now benefit from some refitting and upgrading works. It in more detail comprises;

#### ON THE GROUND FLOOR ONLY:

##### Reception Hall

5.79m (19') x m (')

Approached through a double glazed door and with night storage heater, hatch to loft space and door to airing cupboard with hot water cylinder. Doors then open to the kitchen/breakfast room, bathroom, two bedrooms and;

##### Sitting Room

4.42m (14'6") x 3.38m (11'1") (plus door recess)

With two double glazed windows to the front, coved ceiling and wall mounted electric heater.

##### Kitchen

3.1m (10'2") x 3.07m (10'1") (plus door recess)

With fitted base cupboards and drawer units with working surface over, brick effect tile surrounds and eye level cabinets above. One and a half bowl sink unit with drainer, electric cooker point, plumbing for washing machine, wall mounted electric heater and door to;



##### Conservatory

2.67m (8'9") x 2.67m (8'9")

With double glazed windows off brick base with triplex roof over, tiled floor and double glazed door to garden.



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### Bedroom 1

4.45m (14'7) x 3.33m (10'11)

With double glazed windows to two aspects and a night storage heater.

### Bedroom 2

3.35m (11') x 3.05m (10')

With double glazed window to the front.



### Bathroom

1.85m (6'1) x 1.68m (5'6)

With white suite comprising bath, WC and wash basin. Tiled surround and double glazed window.



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### OUTSIDE:

At the front of the property there is a lawned garden area with planted border and to the rear there is a private garden area, again with planted borders and lawn. There is also a covered seating area, greenhouse and garden store.

### Garage & Driveway:

The property has the benefit of a driveway which runs to a CAR PORT (15' 2 by 10' 9) beyond which there is a GARAGE (16' by 8' 1).

### 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, 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 on the B4349 signposted Clehonger. In 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 and then follow through into The Hollies. Turn right and number 3 will be identified on the left hand side by the agent's 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](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).

**6th May 2026**

ID42331

### 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.

