



6 Croft Road
Clehonger, HR2 9ST



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Forming part of a well-established residential area in the heart of this popular village, a deceptively spacious bungalow in need of some improvement, set in private gardens with off-road parking and garage space.

Guide Price £275,000

Situation and Description

The rural village of Cleghonger has a well-established community and offers a post office and shop, an excellent primary school, secondary school 2 miles away in Kingstone, public house and regular bus service to the cathedral city of Hereford.

6 Croft Road is a detached three-bedroom bungalow which offers excellent retirement accommodation or could suit a small family. Now in need of some improvement, it offers huge potential to create a very comfortable home and is set in small but mature and private gardens with a garage, plenty of parking and a good garden store. It also benefits from gas fired central heating and double glazing.

On arrival, a drive leads down to a front door and enclosed entrance porch with door to a useful cloak room, with WC and wash hand basin and a Valiant wall mounted gas fired central heating boiler. A double-glazed sliding door then leads into a central hallway with Velux roof light with open walkway to the lounge.

Offering plenty of space the lounge has a stone fireplace with gas fire and TV stand to one side, windows on two sides, wooden paneling to one wall and direct access through glazed doors to the gardens.

The kitchen/breakfast room is a decent size and has a tiled floor, window to rear, Velux roof light, door to built-in pantry and door to outside. There are a range of fitted kitchen units with single drainer sink unit, space and plumbing for automatic dish washer, wall cupboards and door to utility space with fitted shelving. Also an airing cupboard and small storage space above the utility room.

From the central hallway a door leads through to the remaining

living space where a hall provides access to three bedrooms, two with wardrobe space and one with wooden paneling to two walls. The bedrooms are then supported by a family bathroom with bath with shower over, WC, wash hand basin with cups under and ladder radiator. Full length attic space with flooring for additional storage.

Outside

The property is approached by its own driveway which provides parking space and leads to a small single garage (14'10 x 7'9) with limited width access to the front, up and over door, power and lighting and double-glazed window and door to side. Attached at the rear are a garden room and garden store (8'6 x 8'7) and (8'7 x 7'9).

The gardens are then well enclosed by mature hedging and offer a good degree of privacy and are well stocked by an array of shrubs and herbaceous borders with small lawned areas to the front and rear.

Services and Considerations

Mains electricity, gas, water and drainage are all connected.

Tenure Freehold

Council Tax Band E

EPC C 69/91

Mobile Phone Coverage 4G

Broadband Connected with BT

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Prospective purchasers: Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.



Hall / Living Room / Kitchen / Hall Leading to Bedrooms





Three bedrooms with supporting bathroom



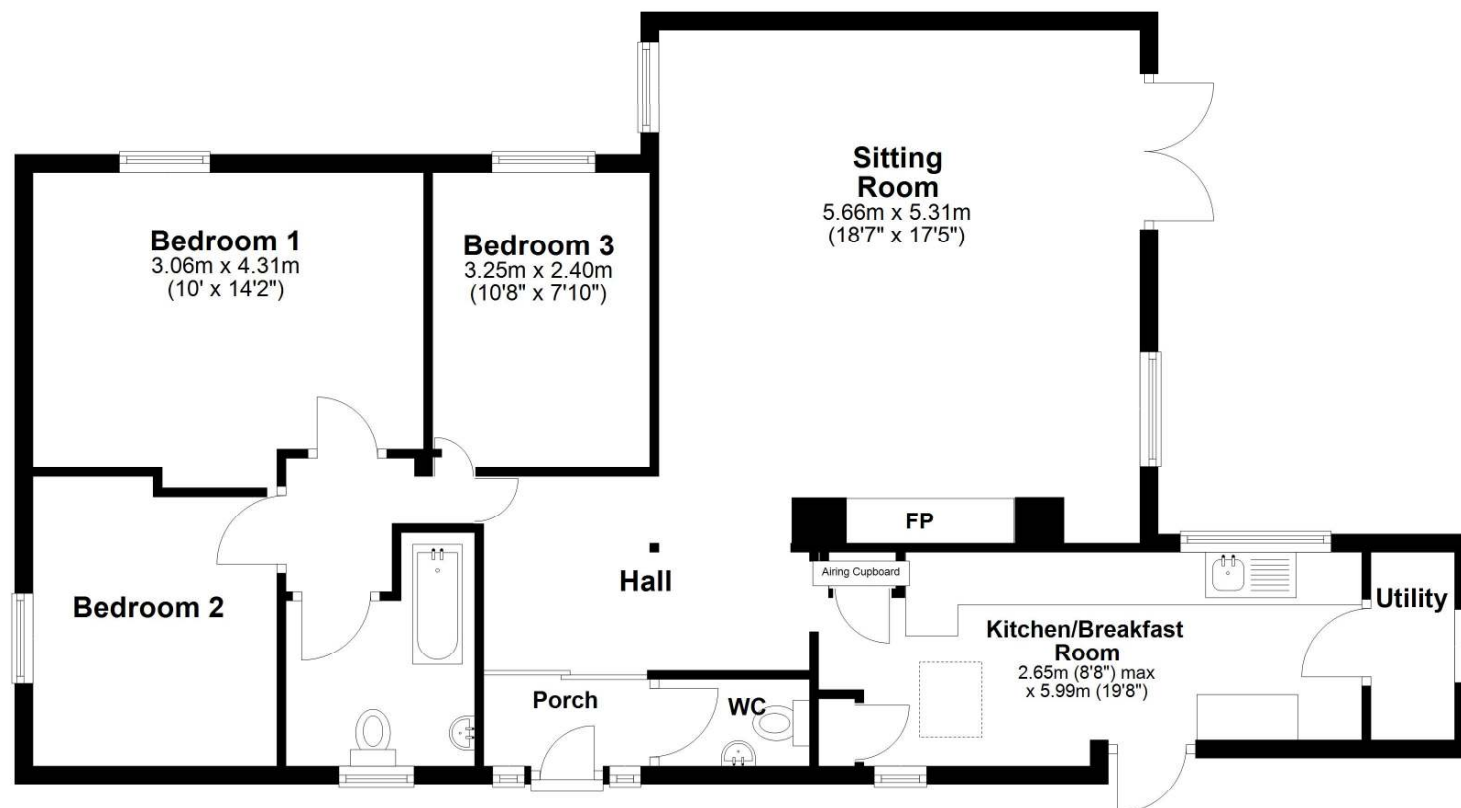
Directions

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From Hereford, proceed on the A465 towards Abergavenny, before

turning right onto the B4349 signposted to Clehonger and Madley. At Clehonger bear left continuing on the B4349 for a short distance and turn left into Croft Road. The property will then be found on the right-hand side.

Ground Floor - 6 Croft Road



Total area: approx. 97.8 sq. metres (1052.7 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

Brookes Bliss

46 Bridge Street, Hereford, Herefordshire HR4 9DG

Tel: 01432 343800

sales@brookesbliss.co.uk

brookesbliss.co.uk

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