



## 5 THE OAKS

CLEHONGER, HEREFORD HR2 9SD

£399,500  
FREEHOLD

Situated 2 miles south west of Hereford, a well presented three bedroom end terraced property with the benefits of a large garage, ample driveway parking and good sized front, side and rear gardens. The property would make an ideal home for families or those looking to downsize. A viewing is highly recommended.



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- Large garage & ample driveway parking
- Three bedroom end terraced home
- Situated 4 miles South-West of Hereford City
- Countryside views
- Three receptions & fantastic orangery
- Must be viewed!



### Ground Floor

With entrance door leading into the

### Reception Hall

With feature parquet flooring, two ceiling light points, radiator, central heating thermostat, carpeted stairs leading up with useful under stair storage cupboard and doors leading into

### Study

With fitted carpet, radiator, ceiling light point, double glazed window to the front aspect and fitted cabinetry, desk and wardrobes.

### Sitting Room

With fitted carpet, coving, dual aspect views with two double glazed windows to the side aspect and one to the front, radiator, ceiling light point and feature wood burning stove with stone hearth and wooden mantle over with bespoke cabinetry and shelving to either recess.

### Kitchen

A bespoke kitchen with matching wall and base units with marble quartz work surfaces over, double Belfast sink with tiled splash backs, feature rangemaster cooker with four ring gas hob electric hot plate and oven below, space for a freestanding fridge/freezer, space for an under counter drinks fridge, under space and plumbing for both a dishwasher and washing machines, two double glazed windows into the orangery and double glazed window with view towards the open countryside. A large opening leads into the dining room and a door leads into the orangery.

### Dining Room

With exposed wooden floorboards, ceiling light point, coving,

part panelled walls, radiator and double glazed window to the rear aspect.

### Orangery

With tiled floor, feature exposed stone wall, two wall lights with recess spotlights, double glazed window and french doors out to the rear garden.

### First Floor Landing

With fitted carpet, ceiling light point, radiator with fitted cover and bookshelf above, velux windows and doors leading into

### Bedroom One

With fitted carpet, radiator, ceiling light point, double glazed window to the side aspect with beautiful countryside views and double fitted wardrobe.

### Bedroom Two

With fitted carpet, radiator, ceiling light point, two velux windows and fitted single wardrobe, a door then leads into

### Bedroom Three

With fitted carpet, ceiling light point, two velux windows to the front aspect and an array of fitted wardrobes.

### Bathroom

Three piece suite comprising panelled bath with mains fitment shower head over and part tiled surround, low flush w/c, wash hand basin with storage under and tiled splash back, double glazed window to the side aspect, radiator, fitted carpet and useful built in storage cupboard.

### Outside

The property is approached via a single gated opening onto a paved pathway with steps leading down to a front patio area

and the front door. The pathway is bordered by lawn and enclosed by fencing with an access path also leading to the side and rear garden where there is off road parking which is accessed via wooden opening gates to the front. The rear garden is mainly laid to lawn with a border of ornamental plants and shrubbery. A gate opens into an additional space with vegetable beds and a greenhouse, another gate provides access to a large wooden storage shed.

To the front of the property there is also a large garage/workshop space with light, power and electric roller door to the front.

No.5 benefits from owning the area to the front of the garages with the neighbouring properties having a right of access across to access their individual garage.

#### **Agents Note**

There is a service charge of £20pcm which covers the emptying of the shared septic tank, the exterior painting of the barns and maintenance for the parking area.

#### **Money Laundering**

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

#### **Opening Hours**

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

#### **Outgoings**

Water and drainage rates are payable.

#### **Property Services**

Mains water, electricity and gas are connected. Gas-fired central heating. Shared private drainage system.

#### **Residential Lettings & Property Management**

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

#### **Tenure & Possession**

Freehold - vacant possession on completion.

#### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

#### **Directions**

Head south out of Hereford on the A465 towards Abergavenny, after half a mile take the right turning signposted for Clehonger, upon entering the village take the right hand turn signposted Church Road, continue along this road for half a mile bearing left as the road splits, then taking the right turn for The Oaks and the property is situated on the right hand side.

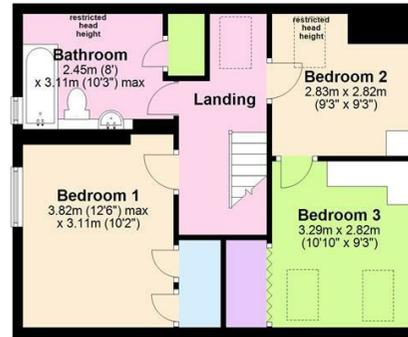
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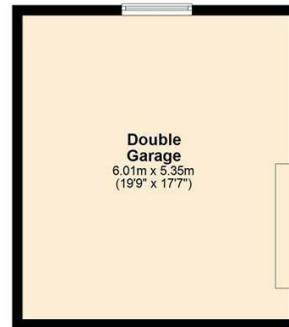
**Ground Floor**  
Approx. 70.9 sq. metres (763.4 sq. feet)



**First Floor**  
Approx. 48.4 sq. metres (521.0 sq. feet)



**Double Garage**  
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 119.3 sq. metres (1284.4 sq. feet)  
5 The Oaks, Clehonger, Hereford

**EPC Rating: C Council Tax Band: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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