



**40 BIRCH HILL ROAD
CLEHONGER, HEREFORD HR2 9RF**

**£259,950
FREEHOLD**

Situated in the popular village of Clehonger, a fantastic three bedroom extended semi detached house being sold with no onward chain and offering ideal first time buyer/ family accommodation. The property which has been extensively extended to the ground floor comprises of three receptions and study with a modern kitchen, utility & downstairs W/C. To the first floor there are three bedrooms and a modern bathroom. The property also benefits from a large single garage, off road parking & enclosed garden. A viewing is highly recommended.

**Flint
&
Cook**

40 BIRCH HILL ROAD

- Semi detached house • No onward chain
- Three bedrooms • Extended ground floor accommodation • Ideal first time buyer/family home • Popular village location



Ground floor

With entrance door leading into the

Entrance porch

With wood effect flooring, space for shoe storage and doors leading into the garage and into the

Entrance hallway

With vinyl flooring, radiator, smoke alarm, ceiling light point, space for coat storage, carpeted stairs leading up and doors into

Living room

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect and opening into the

Dining room

With wood flooring, ceiling light point, radiator, opening into the kitchen and double glazed sliding doors into the family room.

Family room

With fitted carpet, radiator, two ceiling light points, double glazed windows to the rear garden and door into the inner hallway.

Kitchen

A modern fitted kitchen with white matching wall and base units, stainless steel sink and drainer unit, four ring electric hob with oven below, useful storage cupboard with fuse box and meters, useful under stair storage cupboard, door back into the entrance hall and door to a useful inner hall with access to

Downstairs W/C

With low flush w/c and ceiling light point.

Utility room

With fitted base units, sink and drainer unit, under counter space for washing machine, radiator and opening into

Inner hall

With ceiling light point, door into the study and upvc door out to the rear garden.

Study

With vinyl flooring, ceiling light point, radiator and double glazed window.

First floor landing

With fitted carpet, ceiling light point, double glazed window, airing cupboard housing the gas central heating boiler, loft hatch and doors leading to

Bedroom one

With fitted carpet, ceiling light point, double glazed window with countryside views and useful built in storage cupboard.

Bedroom two

With fitted carpet, ceiling light point, double glazed window to the rear aspect and useful built in storage cupboard.

Bedroom three

With fitted carpet, ceiling light point, double glazed window to the front aspect and useful built in storage cupboard.

Bathroom

Modern three piece white suite comprising panelled bath with mains rainfall shower head over, wash hand basin with storage below, low flush w/c, heated towel rail and double glazed window.

Outside

The rear garden is low maintenance with a small area of patio with steps leading up to an area of lawn with a border of shrubbery enclosed by fencing. To the front there is an area of lawn with concrete driveway providing off road parking. There is also access to the single garage with opening doors to the front, light, power and further access doors from the entrance porch and inner hall.

Directions

Proceed south out of Hereford city on the A465 (Abergavenny Road). After crossing over the Belmont roundabout, continue and then take the right-hand turn signposted to Clehonger. On entering the village of Clehonger, turn left into Birch Hill Road and proceed through Birch Hill Road, continuing straight over onto Birch Hill Road and the property is situated on the right hand side.

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, drainage and gas are connected. Gas-fired central heating.

Tenure & Possession

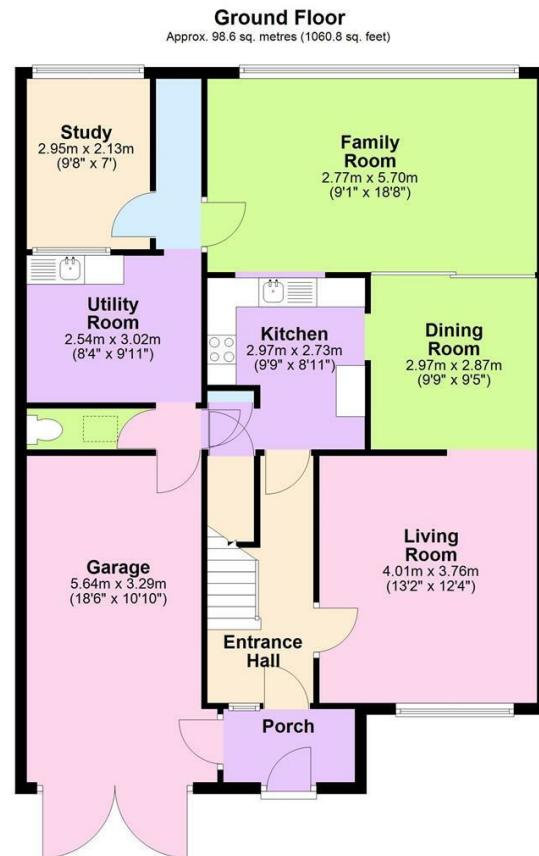
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

40 BIRCH HILL ROAD





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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	84
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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