

FOR  
SALE



41 Haston Close, Three Elms, Hereford HR4 0RX

£205,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## PROPERTY SUMMARY

Peacefully situated in this popular residential location, a well maintained two bedroom house offering ideal first time buyer accommodation. The property has the added benefit , of gas central heating, double glazing, modern kitchen and bathroom, a south facing rear garden and we recommend an internal inspection.

## POINTS OF INTEREST

- Popular residential location
- Well maintained 2 bedroom house
- Gas Central Heating & Double Glazing
- Modern kitchen & bathroom
- South facing rear garden
- Ideal for first time buyers



## ROOM DESCRIPTIONS

### Entrance Hall

Accessed through a partially double glazed door , with carpeted staircase to the first floor, coat hooks and glazed panelled door to the

### Lounge

With fitted carpet, radiator, uPVC double glazed doors and window to the front aspect, coved ceiling, a range of lighting and glazed panelled door to the

### Kitchen

Fitted with 1 and 1/2 bowl sink unit with mixer tap over, a range of wall and base cupboards, work surfaces with splash backs, space for appliances, double glazed door and window to the rear garden, radiator, space for an upright fridge/freezer, coved ceiling.

### First Floor Landing

With fitted carpet, access hatch to the roof space with pull down ladder

### Bedroom 1

With fitted carpet, double glazed window, coved ceiling and a built in wardrobe with hanging rail and shelving and further built in cupboard.

### Bedroom 2

With fitted carpet, radiator, coved ceiling and a double glazed window to the rear.

### Bathroom

With suite comprising a panelled bath with shower over and a glazed screen, vanity wash hand basin with storage below and a mirror fronted medicine cabinet over, low flush WC, vinyl flooring, tiled wall surround, ladder style towel rail/radiator.

### Outside

When you step outside to the rear from the kitchen there is a good sized decked area providing the perfect entertaining space and with the rear garden facing south it is an ideal sun trap. The remainder of the garden is mainly laid to lawn and is enclosed by high fencing with a paved pathway leading to the bottom of the garden where there is an useful timber garden shed. An outside light and a water tap have been fitted for convenience.

The front garden has been brick paved for easy maintenance and allocated parking is near by.

### Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations).

### Outgoings

Council tax band B - payable £1,794.59 for 2024/2025

Water and drainage rates are payable.

### Directions

Proceed west out of Hereford city on the Whitecross Road, at the monument roundabout take the third exit onto Three Elms Road, after approximately 1/2 mile turn left into Bonnington Drive then first left into Haston Close.

### Viewings

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

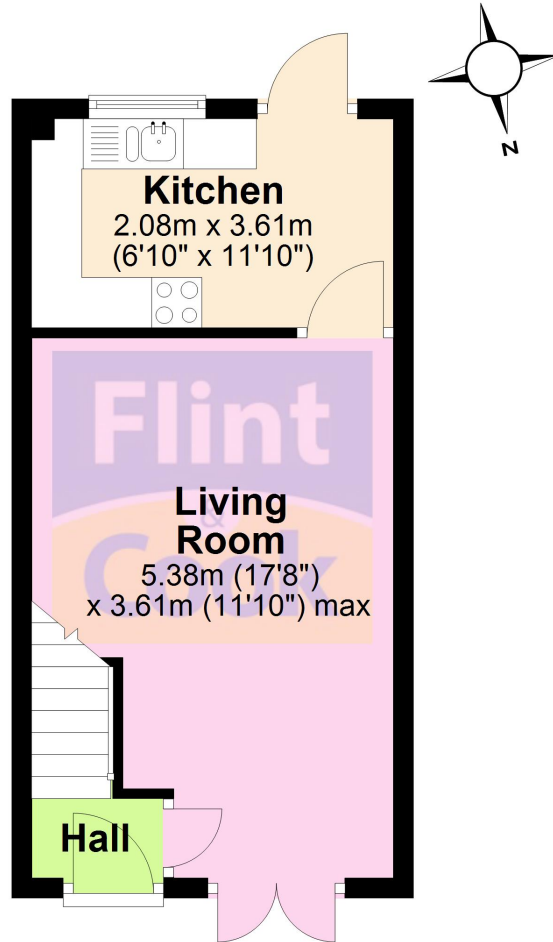
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

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

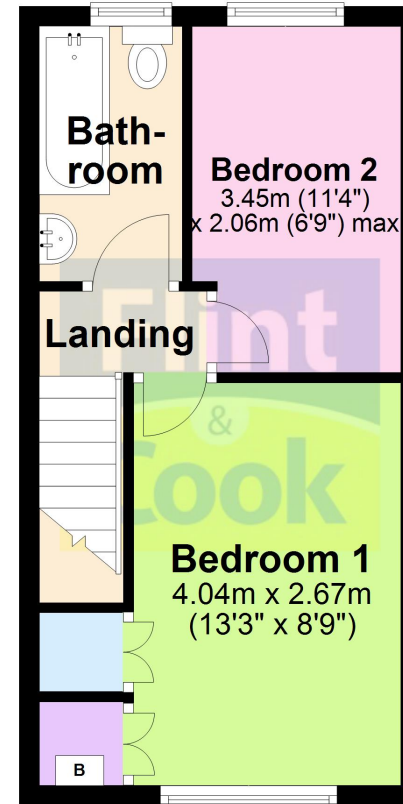
## Ground Floor

Approx. 27.3 sq. metres (293.7 sq. feet)



## First Floor

Approx. 27.4 sq. metres (294.4 sq. feet)



Total area: approx. 54.6 sq. metres (588.1 sq. feet)

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

**Flint & Cook Privacy Statement:** We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, [www.flintandcook.co.uk](http://www.flintandcook.co.uk)

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			90
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F		74	74
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	