

FOR  
SALE



199 Kings Acre Road, Hereford HR4 0SR

£347,500 - Freehold

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## PROPERTY SUMMARY

Pleasantly situated in this highly sought-after residential location, a spacious 3 bedroom older-style extended semi-detached house offering ideal family accommodation. The property, which is offered For Sale with no onward chain, has the added benefit of gas central heating, double glazing, generously sized living accommodation, good size rear garden with views across surrounding fields, ample parking and garage, large workshop and to fully appreciate this property we recommend an internal inspection.

## POINTS OF INTEREST

- *Highly sought-after location*
- *Spacious 3 bedroom extended semi-detached house*
- *Extensive rear garden with views*
- *Ample parking & single garage*
- *Ideal family home*
- *No onward chain*
- *Downstairs wet room*
- *Viewing recommended*



## ROOM DESCRIPTIONS

### Partially double glazed entrance door through to the

#### Entrance Hall

Tiled floor, wall mounted electric heater, internal door to the garage (with scope to convert into extra living accommodation, subject to the necessary consent) and door to the

#### Downstairs Wet Room

With shower unit, WC, wash hand-basin, ladder style towel rail, panelled walls, tiled floor, double glazed window with blind and recessed spotlighting.

#### Spacious Reception Hall

Feature woodstrip flooring, radiator, staircase to the first floor, picture rail and door to the

#### Lounge

Fitted carpet, radiator, dado rail, double glazed bay window, double glazed bay window to the front aspect enjoying a pleasant outlook, feature fireplace with hearth, display mantel and built-in gas coal-effect fire.

#### Dining Room

Fitted carpet, radiator, feature fireplace with hearth, display mantel and built-in gas coal-effect fire, dado rail, picture rail and square arch through to the

#### Study/Garden Room

Fitted carpet, dado rail, picture rail and double glazed double doors opening onto the rear patio enjoying a fine outlook across the garden and countryside beyond.

#### Kitchen

With single drainer sink unit and mixer tap over, range of wall and base cupboards, worksurfaces with tiled splashbacks, built-in oven and hob with cookerhood over, wall mounted gas central heating boiler, space for appliances, double glazed side window, recessed spotlighting, understairs pantry-style cupboard with double glazed window and open plan access to the

#### Utility/Breakfast Room

Double radiator, double glazed window enjoying a pleasant outlook to the rear, partially double glazed door to the outside.

#### First floor landing

Fitted carpet, picture rail, access hatch to loft space, double glazed side window and door to

#### Bedroom 1

Fitted carpet, radiator, picture rail, over-bed pull lightswitch, range of fitted wardrobes with sliding doors, wall mirror and double glazed window to the front aspect enjoying a pleasant outlook.

#### Bedroom 2

Fitted carpet, radiator, picture rail, built-in store cupboard with display shelf over, range of fitted wardrobes with sliding doors and double glazed window to the rear enjoying a fine outlook.

#### Bedroom 3

Fitted carpet, radiator, picture rail, double glazed window to the front aspect enjoying a pleasant outlook.

#### Bathroom

Suite comprising panelled bath with handheld shower attachment over and tiled wall surround, pedestal wash hand-basin, low flush WC, vinyl flooring, recessed spotlighting, ladder style towel rail/radiator, double glazed side window.

#### Outside

To the front of the property there is a driveway providing ample parking for several vehicles. To the immediate side of the property there is a good size paved courtyard area enclosed by fencing for privacy with double doors providing access to the rear of GARAGE, gate leading to the garden and further double doors leading to the large DETACHED WORKSHOP/STORE ROOM with power and light points, ample storage space, glazed side windows, door to the rear. To the immediate rear of the property there is a good size paved patio area providing the perfect entertaining space and this leads onto the remainder of the garden which is laid to lawn and well enclosed by hedging and fencing to maintain privacy with useful greenhouse, timber garden shed and with lovely views across the fields to the rear.

#### Services

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

#### Outgoings

Council tax band C - payable 2023/24 £1934.82  
Water and drainage - rates are payable/metered supply.

#### Money laundering regulations

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

#### Viewing

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

#### Directions

What3words - chairs.dwell.symphonic



Total area: approx. 110.6 sq. metres (1190.8 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		