

FOR
SALE



9 Swaledale Road, Kingstone, Hereford HR2 9JH

£265,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this popular village location, an immaculately presented 3 bedroom semi detached house offering ideal first time buyer/small family accommodation. The property comprises kitchen/dining room, spacious lounge, 3 bedrooms (master with en-suite), bathroom, downstairs w/c and has the added benefit of driveway parking and a separate garage. We highly recommend an internal inspection.

POINTS OF INTEREST

- *Semi detached house*
- *Popular village location*
- *Immaculately presented*
- *3 bedrooms (1 en-suite)*
- *Garage & driveway parking*
- *Ideal first buyer/small family accommodation*



ROOM DESCRIPTIONS

Ground floor

Canopy porch with entrance door into

Entrance hall

With wood effect flooring radiator, two ceiling light points, smoke alarm, carpeted stairs leading up and doors to

Downstairs W/C

With low flush w/c, pedestal wash hand basin, wall mounted fuse board, ceiling light points, extractor, radiator and wood effect flooring.

Kitchen/dining room

With a wooden pocket door leading into a modern fitted kitchen with matching wall and base units, ample work surface space, ceramic 1 1/2 bowl sink and drainer unit, integrated appliances to include 4 ring gas hob with extractor above, double electric oven, dishwasher, washer/dryer, space for freestanding fridge/freezer, radiator, double glazed window to the front aspect, recess spotlights, wood effect flooring, wall mounted gas central heating boiler.

Spacious lounge

With fitted carpet, large under-stair storage cupboard, radiator, double glazed window and double glazed french doors out to the rear garden, ceiling light points, media wall with oak mantle and hearth.

First floor landing

Fitted carpet, panelling, loft hatch, smoke alarm, two ceiling light points and doors to

Bedroom 1 with en-suite

With fitted carpet, radiator, ceiling light point, double glazed window to the rear aspect, panelling, gas central heating thermostat, double built in wardrobe and door to

En-suite shower room

Corner shower cubicle with bi-folding glass screen, mains fitment rainfall shower head, tiled surround, low flush w/c, pedestal wash hand basin, part tiled surround, radiator, vinyl floor, recess spotlights and extractor.

Bedroom 2

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

Bedroom 3

With fitted carpet, radiator, double glazed window to the rear aspect and ceiling light point

Bathroom

Three piece suite comprising panelled bath with part tiled surround, pedestal wash hand basin, low flush w/c, vinyl floor, double glazed window, radiator, recess spotlights and extractor.

Outside

To the rear, the French doors lead onto a private paved patio area perfect for entertaining with a pathed path leading to the personnel door to the rear of the garage and a further seating area laid to stone and patio for ease and low maintenance. The remainder of the garden is laid to lawn with a border of plants and shrubbery, the rear garden is enclosed by fencing with a side access gate and useful outside power points. To the front a border of lawn with paved path leading to the front door, to the side a tarmac driveway providing off road parking for two vehicles with access to the up and over garage door which has light and power.

Directions

Proceed south out of Hereford along Belmont Road, at the roundabout take the second exit on to the A465 (Abergavenny Road) and then take the second right turn signposted Clehonger/Madley, continue along this road into the village of Clehonger and take the left hand turn signposted for Kingstone. Proceed into the village of Kingstone taking the left hand turn for Lagan Homes (Swaledale Road) and the property is situated on the left hand side as indicated by the agents for sale board.

Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

Tenure & Possession

Freehold - vacant possession on completion.

Services

All mains services are connected. Gas fired central heating.

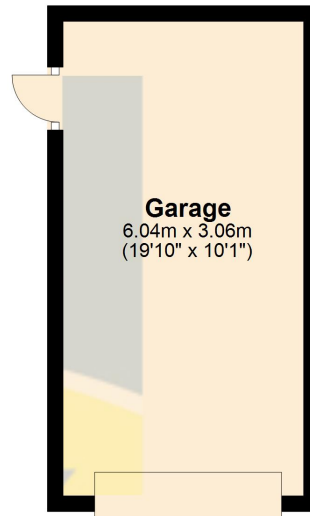
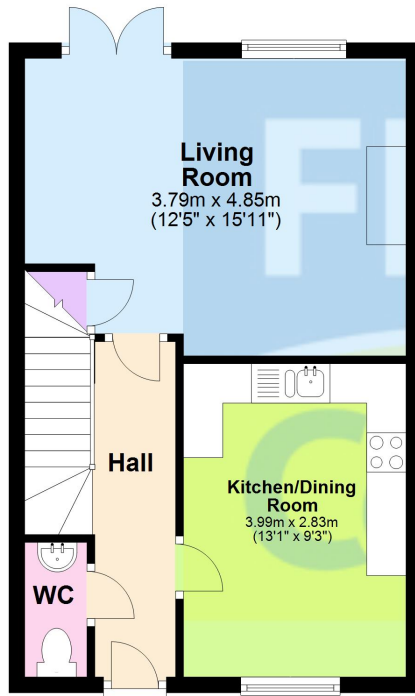
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 2.00 pm

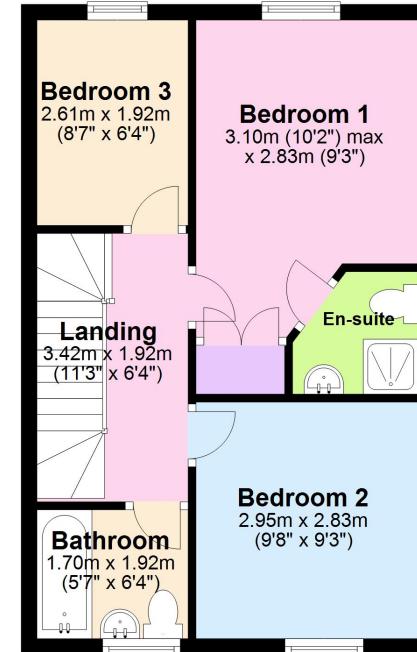
Ground Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



Total area: approx. 76.3 sq. metres (821.7 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	95
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		