

FOR
SALE



7 Spinney Grove, Hampton Dene, Hereford HR1 1AY

£350,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location a spacious 4 bedroom detached house with downstairs WC and utility with modern kitchen and bathroom, ideal family home. Must be viewed!

POINTS OF INTEREST

- Popular residential location
- Spacious 4 bedroom detached house
- Upgraded kitchen & bathroom
- Downstairs cloakroom
- Ideal family home
- Must be viewed!



ROOM DESCRIPTIONS

Partially double glazed side entrance door through to the

Reception Hall

Wood-strip flooring, carpeted staircase to the first floor and door to the

Downstairs Cloakroom

Suite comprising low flush WC, vanity wash hand-basin with store cupboard below and tiled splashback over, wood-strip flooring, double glazed window and radiator.

From the Reception Hall, partially glazed panelled double doors lead through to the

Lounge

With 2 radiators, wood-strip flooring, large double glazed window to the front aspect with Venetian blind, TV aerial point.

Kitchen/Dining Room

Comprehensively fitted out with a range of wall and base units, ample worksurfaces with tiled splashbacks, 1½ bowl sink unit with pot washer style mixer tap over, range of integrated appliances including oven, 4-ring gas hob with splashback and cooker hood over, dishwasher, space for upright fridge/freezer, tiled floor for easy maintenance, recessed spotlighting, double glazed window with Venetian blind overlooking the rear garden, wall mounted gas central heating boiler, radiator, space for dining table, double glazed double patio doors to the rear garden.

From the Hallway there is access to the

Utility Room (formerly part of the garage)

Single drainer sink unit with mixer tap over, worksurface with space and plumbing below for washing machine and tumble dryer, vinyl flooring, coat-hooks, ample storage space, extractor fan and internal door to the storeroom (forming the front part of the garage) with roller door, power and light points and ample storage space.

Landing

Fitted carpet, radiator, double glazed side window with Venetian blind, access hatch to loft space and built-in store/airing cupboard with shelf.

Bedroom 1

Fitted carpet, radiator, double glazed window to the front aspect with Venetian blind, range of built-in wardrobes and TV aerial point.

Bedroom 2

Fitted carpet, radiator, double glazed window to the rear with Venetian blind and recess ideal for wardrobes.

Bedroom 3

Fitted carpet, radiator, double glazed window to the front aspect with Venetian blind, recess ideal for wardrobe.

Bedroom 4

Fitted carpet, radiator, double glazed window to the rear with Venetian blind and recess ideal for wardrobe.

Bathroom

Modern white comprising bath with shower unit over and glazed screen, pedestal wash hand-basin, low flush WC, vinyl flooring, ladder style towel rail/radiator, shaver light and point, double glazed window and partially tiled wall surround.

Outside

To the immediate rear of the property there is a good size paved patio area which leads onto the remainder of the garden which is laid to lawn, enclosed by fencing with further raised decked area providing the perfect entertaining space. There is a useful outside light, water tap and side access gate. To the front of the property there is a lawned garden with paved pathway leading to the side entrance door and a driveway providing off-road parking facilities.

Outgoings

Council TqX Band 'D' £2307.34 2024/2025. Water & drainage are payable.

Viewings

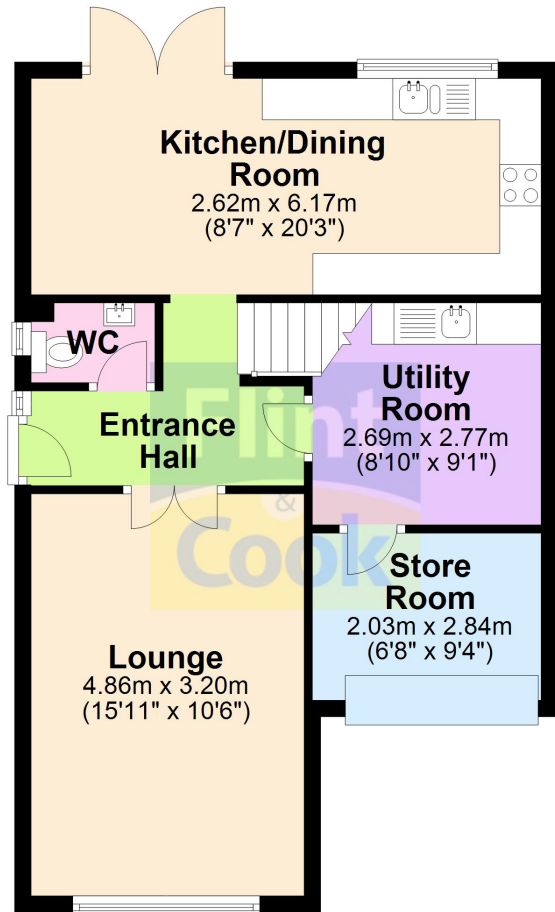
Strictly through the Agent, Flint & Cook 01432 355455

Money Laundering Regulations

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

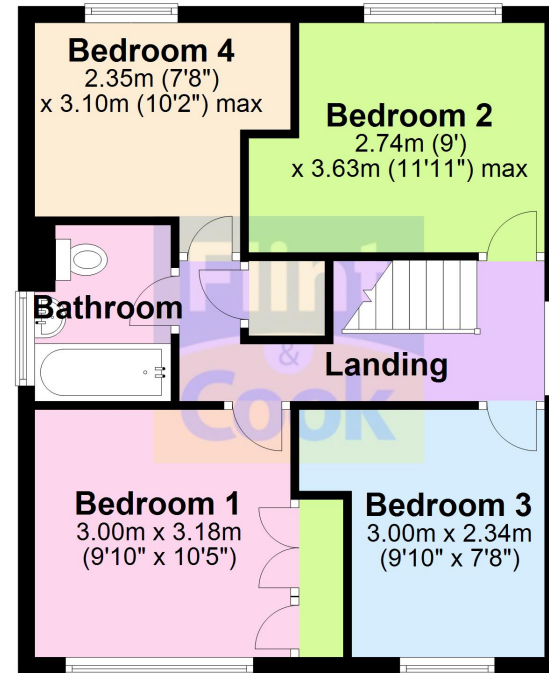
Ground Floor

Approx. 53.9 sq. metres (580.4 sq. feet)



First Floor

Approx. 47.6 sq. metres (512.8 sq. feet)



Total area: approx. 101.6 sq. metres (1093.2 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	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	67	81
England, Scotland & Wales		