

FOR  
SALE



29 Coniston Walk, Hereford HR4 9PP

£279,500 - 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 deceptively spacious 3 bedroom semi-detached house offering ideal family accommodation. The property which is in immaculate decorative order, has the added benefit of gas central heating, double glazing, luxury fitted kitchen/dining room, useful loft room, single garage to the rear and to fully appreciate this property we strongly recommend an internal inspection.

## POINTS OF INTEREST

- Popular residential location
- Deceptively spacious 3 bedroom demi-detached house
- Luxury Kitchen/Dining Room
- Useful loft room
- Ideal family home
- Must be viewed



## ROOM DESCRIPTIONS

### Side Entrance Door

Through to the

### Entrance Hall

With fitted carpet, radiator, stairs up to the first floor and doors to the

### Lounge

With fitted carpet, radiator, large double glazed window to the front aspect with vertical blinds enjoying a pleasant outlook, recessed shelving ideal for a satellite box or stereo and corner seat with storage below, shelving above and under stairs cupboard to the side.

### Open Plan Kitchen/Dining Room

An impressive light and airy space with extensive range of wall and base cupboards, ample granite work surfaces and breakfast bar with splashbacks, feature flooring, recessed spotlighting, radiator with decorative cover, 1/2 bowl sink unit with pot wash style mixer tap over, a range of integrated appliances including fridge/freezer, double oven microwave, warming tray, 4 ring induction hob with cooker hood over, utility cupboards with space and plumbing for automatic washing machine and tumble drier, double glazed windows and door opening onto the rear garden.

### First Floor Landing

With fitted carpet, door to bedrooms and further steps leading to the loft.

### Bedroom 1

With fitted carpet, radiator, double glazed window to the rear and a range of fitted wardrobes.

### Bedroom 2

With fitted carpet, radiator, double glazed window to front aspect and a corner cupboard with shelving.

### Bedroom 3

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

### Bathroom

With modern white suite comprising panel bath with shower unit over and glazed screen, vanity wash handbasin with storage below, low flush WC, tiled wall surround for easy maintenance, double glazed window, ladder style towel rail and a useful store cupboard.

### Loft Landing

With eaves storage space and access to the useful

### Loft Room

With fitted carpet, radiator, built in store cupboards - one housing the gas central heating boiler and double glazed window to the side and 2 Velux style windows to the rear.

### Outside

To the rear of the property there is an extensive decked area providing the perfect entertaining space and with the garden facing south it offers an ideal sun trap. The garden is all well enclosed by high fencing for privacy and has the benefit of both rear and side access gates and rear door leading to the

### Single Garage

With up and over door and ample storage space.

To the front there is a lawned garden enclosed by fencing with a paved pathway leading to the side entrance door.

### Services

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

### Outgoings

Council tax band C - £2,050.97 payable for 2024/2025

Water and drainage rates are payable.

### Directions

Proceed west out of Hereford city along Whitecross Road taking the 4th exit at the monument roundabout onto Yazor Road, after approximately 1/2 a mile turn left into Windermere Road and Coniston Walk is on the right hand side.

### Viewing

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

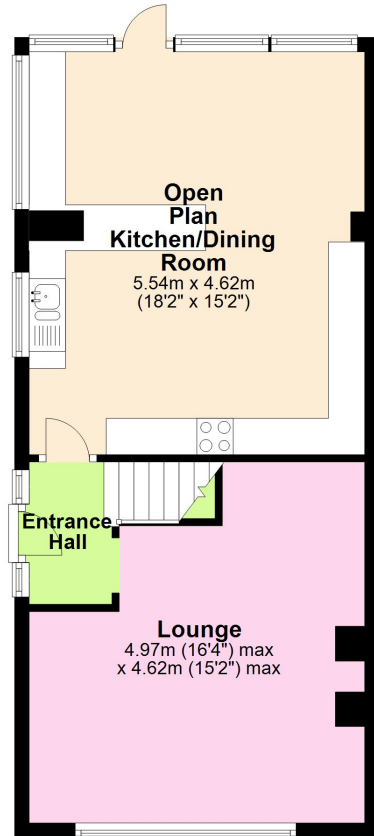
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

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

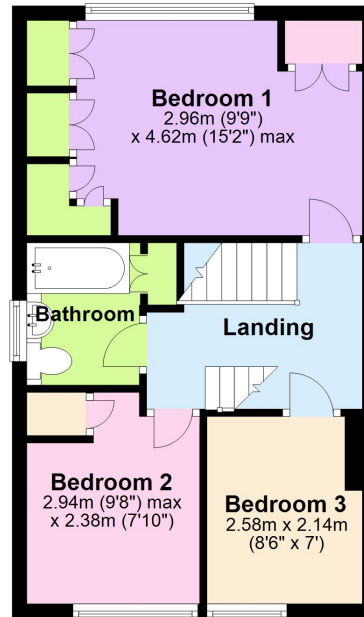
### Ground Floor

Approx. 49.0 sq. metres (527.8 sq. feet)



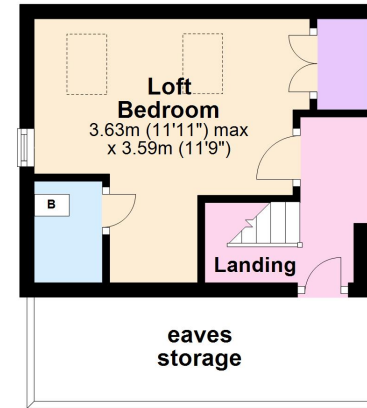
### First Floor

Approx. 37.1 sq. metres (399.3 sq. feet)



### Second Floor

Approx. 16.8 sq. metres (180.7 sq. feet)



Total area: approx. 102.9 sq. metres (1107.8 sq. feet)

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

**29 Coniston Walk, Hereford**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>85</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>69</b>	
(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	