

FOR
SALE



29 Coniston Walk, Hereford HR4 9PP

£279,500 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 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 spot lighting, 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

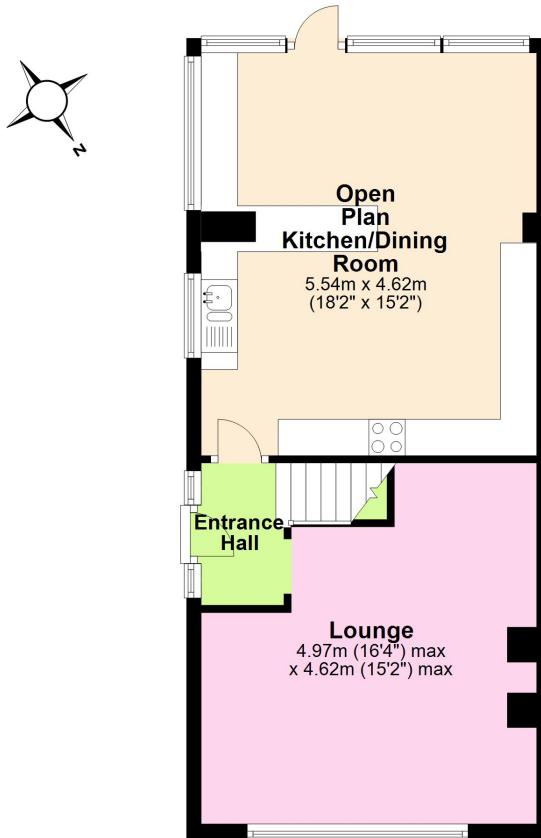
Saturday 9.00 am - 1.00 pm

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)



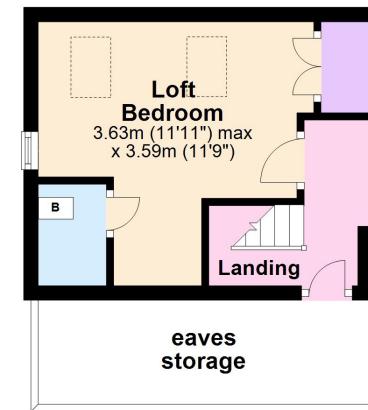
First Floor

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

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

