



## DIRECTIONS

Proceed south on Victoria Street/A49, and continue for approx. 0.3 miles; bear a slight right onto Belmont Road/A465, and continue for approx. 1.1 miles; at the roundabout, take the 2nd exit and stay on A465 for approx. another 0.8 miles; turn right onto B4349, and continue for approx. 2.0 miles; bear a slight left to stay on B4349, and continue for approx. another 1.8 miles; turn left onto Swaledale Road, then after approx. 120ft, you will arrive at the property, on the left hand-side of the road. For those who use what3words: ///force.skidding.sniff .



## GENERAL INFORMATION

### Tenure

Freehold.

### Services

All mains services are connected to the property.

### Outgoings

Council tax band 'D'.

Management charge of £140 per year.

### Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

[www.stookehillandwalshe.co.uk](http://www.stookehillandwalshe.co.uk)

### Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

### Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	94
(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		

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

3 Swaledale Road  
Kingstone Hereford HR2 9JH

£300,000

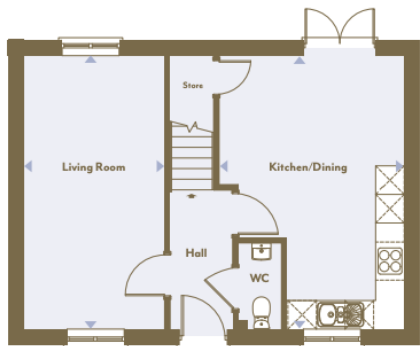


• Three bedrooms, master with en-suite. • Modern home, • Open plan kitchen and dining space • Popular village location

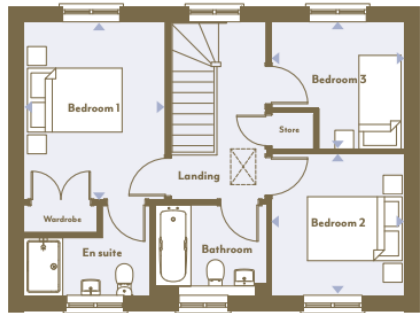
Hereford 01432 343477

Ledbury 01531 631177





GROUND FLOOR



FIRST FLOOR

## OVERVIEW

This well-maintained three-bedroom detached property - only built in 2019, is located in Kingstone, and benefits from: a lounge, an open plan kitchen and dining space, a downstairs WC, three bedrooms - one of which has a master en-suite, and there is a family bathroom too. There is a lovely garden space, a single garage, space for parking on the driveway, and a storage shed in the rear garden. This property does have a management charge of £140 per year. The popular village of Kingstone offers an array of amenities to include a post office, GP surgery, public house, primary and secondary schools, and only a short distance away at Allensmore is a One Stop general store, and petrol station Locks Garage which is a local hub, Hereford City being only approximately 6 miles away, the famed book town of Hay On Wye is 15 miles away and the market town of Ross On Wye with its M50 junction being approximately 17 miles away for those wishing to commute.

## GROUND FLOOR

## ENTRANCE HALL

The entrance hall comprises of: a ceiling light point; LVT flooring; a central heating radiator; power sockets, and access to the downstairs WC, the lounge, the kitchen/dining space, and the first floor landing via the staircase with fitted carpet.

## DOWNSTAIRS WC

The downstairs WC comprises of: a low level WC; fitted wall-mounted storage; a vanity sink, with a chrome mixer tap over; splash tiling over the sink; a central heating radiator; a ceiling light point, and an extractor fan.

## LOUNGE

5.7m x 3m (18' 8" x 9' 10")  
The recently decorated lounge comprises of: carpet flooring; two ceiling light points; double glazed windows to the front and rear elevations; two central heating radiators; a wealth of power sockets, a television point, and ethernet points.

## KITCHEN/ DINING SPACE

6m x 4m (19' 8" x 13' 1")  
The kitchen area comprises of: spotlights above; LVT flooring; a fitted kitchen with wall and base units, with roll top work surfaces over; a double glazed window to the front elevation; integrated appliances to include a Zanussi electric double oven at chest height, a four-ring Zanussi gas burner, a Zanussi cooker hood; an Ideal Logical central heating combi boiler; a stainless steel and drainer, with one and a half bowl and chrome mixer tap over, and, space and plumbing for a washing machine.  
The dining area comprises of: a ceiling light point; two central heating radiators; LVT flooring; double glazed french doors to the rear elevation, and a door leading to the understairs storage cupboard, which houses the electrical consumer unit, ethernet cables, and internet connection.

## FIRST FLOOR

## FIRST FLOOR LANDING

The landing comprises of: a double glazed window to the rear elevation; a ceiling light point; loft access with a drop down ladder; access to the the three bedrooms and bathroom, and, an airing cupboard which houses a hot water tank.

## BEDROOM ONE

3.9m x 3m (12' 10" x 9' 10")  
Bedroom one comprises of: carpet flooring; a ceiling light point; a double glazed window to the rear elevation; a central heating radiator; access to the master ensuite, and built-in wardrobe space with a hanging rail and shelving.

## MASTER EN-SUITE

The master en-suite comprises of: LVT flooring; spotlights above; a double glazed window to the front elevation with obscure glass; a large shower cubicle with a sliding glass door and two chrome shower points, as well as fully tiled walls; a central heating radiator; a low level WC; a wash hand basin with mixer tap over; a shaver point, and partly tiled walls.

## BEDROOM TWO

2.8m x 2.8m (9' 2" x 9' 2")  
Bedroom two comprises of: carpet flooring; a ceiling light point; a double glazed window to the front elevation, overlooking far reaching countryside views; a central heating radiator, and power points.

## BEDROOM THREE

2.75m x 2.75m (9' 0" x 9' 0")  
Bedroom three comprises of: carpet flooring; a ceiling light point; a central heating radiator; a double glazed window to the rear elevation, and power points.

## BATHROOM

The bathroom comprises of: LVT flooring; spotlights above; a double glazed window to the front elevation, with obscure glass; partly tiled walls; a wash hand basin with a chrome mixer tap over; a large bath with a chrome mixer tap over; a low level WC, and a central heating radiator.

## OUTSIDE

## FRONT APPROACH

The front approach of the property comprises of: a dropped curb allowing access onto a large brick-paved driveway; access to an up and over door, through to the garage; a wealth of planted shrubbery; small lawn space, and a pathway of patio slabs leading to the double glazed front door, to the front elevation.

## REAR OF THE PROPERTY

The rear of the property comprises of: an extended patio space; gated access leading back to the driveway; a single garage with a pitched roof and loft storage potential, with power and light inside, and a double glazed door to the side elevation; the patio space has a pathway that leads to the rear of the garden, where there is a storage shed, which is sat on a concrete pad; good size lawn space that is well-maintained; planted shrubbery within a flower bed; planted trees; an erected fence to the rear of the property, maintaining the boundary between this property, and the one adjacent to the rear, as well as fencing either side of the boundary.



## At a glance...

- ☒ Lounge: 5.7m x 3m (18' 8" x 9' 10")
- Kitchen/Dining Space: 6m x 4m (19' 8" x 13' 1")
- Bedroom One: 3.9m x 3m (12' 10" x 9' 10")
- Bedroom Two: 2.8m x 2.8m (9' 2" x 9' 2")
- Bedroom Three: 2.75m x 2.75m (9' 0" x 9' 0")

## And there's more...

- ☒ Popular village location
- ☒ Close to local amenities
- ☒ Commutable

## Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.