

FOR  
SALE



107 Kempton Avenue, Bobblestock, Hereford HR4 9TY

£375,000 - Freehold

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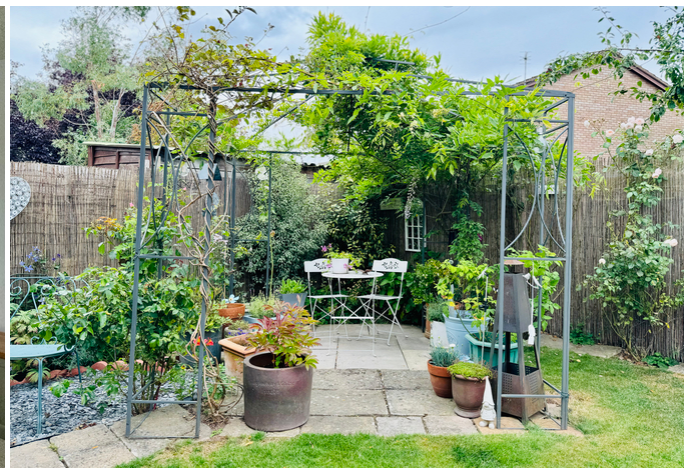


## PROPERTY SUMMARY

Situated in this popular residential location, a 4 bedroom detached house offering ideal family accommodation. The property benefits from ample driveway parking, single garage, 4 bedrooms (1 en-suite), gas central heating, double glazing and is being sold with the added benefit of no onward chain. The property is immaculately presented and a viewing is highly recommended.

## POINTS OF INTEREST

- *Popular residential location*
- *4 bedrooms (1 en-suite)*
- *Driveway parking, garage & garden*
- *Immaculately presented throughout*
- *Ideal family home*
- *No onward chain*



## ROOM DESCRIPTIONS

### Ground floor

Entrance door leading in to the porch with tiled floor and door into the

### Entrance hall

With laminate flooring, carpeted stairs leading up, recess with fitted wooden shelving, radiator, coving, double wooden doors into the living room and door into

### Downstairs W/C

Low flush w/c, wash hand basin, laminate flooring, double glazed window with fitted shutter blind.

### Living room

Laminate flooring, two radiators, useful under stair storage cupboard, double glazed window and double glazed french doors into the conservatory, double doors into the

### Kitchen/dining room

Fitted with matching wall and base units with wooden work surfaces, Belfast sink, 4 ring electric hob with extractor over, double electric oven, under counter space for washing machine and tumble dryer/dishwasher, space for freestanding fridge/ freezer. Tiled floor, two ceiling light points, wall mounted gas central heating boiler, double glazed window to the front aspect, double glazed door to the side aspect and double glazed french doors to the rear garden.

### Conservatory

With tiled floor, electric radiator, power points, double glazed windows and doors to the rear garden.

### First floor landing

With fitted carpet, loft hatch, smoke alarm and doors to

### Bedroom 1 with en-suite

With fitted carpet, radiator, double glazed window to the front aspect with fitted shutter blinds, useful built in storage cupboard and door to

Shower room with fitted shower cubicle with sliding doors, mains fitment rainfall shower head over and panelled surround, part tiled walls with wash hand basin, tiled floor, double glazed window with fitted shutter blind and recess spotlights.

### Bedroom 2

With laminate flooring, radiator, double glazed window to the front aspect with fitted shutter blind and built in storage cupboard over the stairs.

### Bedroom 3

With laminate flooring, radiator, double glazed window with fitted blind to the rear aspect.

### Bedroom 4

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

### Bathroom

Three piece white suite including, panelled bath and handheld shower fitment, low flush w/c, pedestal wash hand basin, part tiled surround, tiled floor, recess spotlights, radiator, double glazed window with fitted roller blind to the rear aspect.

### Outside

To the front a brick paved driveway provides off road parking for several vehicles with access to the side gate and garge with electric roller doors and EV car charging point. A small area of stone provides extra parking with hedging border.

To the rear is a very pretty established garden with a paved patio area perfect for entertaining having outside power points. There is a side access gate, steps leading to an area of lawned garden enclosed by fencing with a border of ornamental shrubs and mature tree. Another entertaining paved patio area which is ideal for BBQ's etc.

Another area of garden is laid to stone for low maintenance with a timber framed kennel (currently used as a dog grooming room) and garden shed. There is a wooden pergola with bar area and power.

A rear door to the garage with light, power, Belfast sink and electric roller door to the front.

### Agents note

The property has 16 solar panels that are currently on lease for 25 years commencing in 2015.

### Services

Council Tax band D amount payable 2024/25 £2307.34

Water and drainage rates are payable

### Directions

From Hereford City Centre proceed west along Whitecross Road, at the Monument roundabout take the third exit on to Three Elms Road. Continue along Three Elms Road taking the right hand turn before the Three Elms Pub towards Sandown Drive then take the left turning for Kempton Avenue, continue along this road and the property is situated on the left hand side as indicated by the agents for sale board.

### Money Laundering

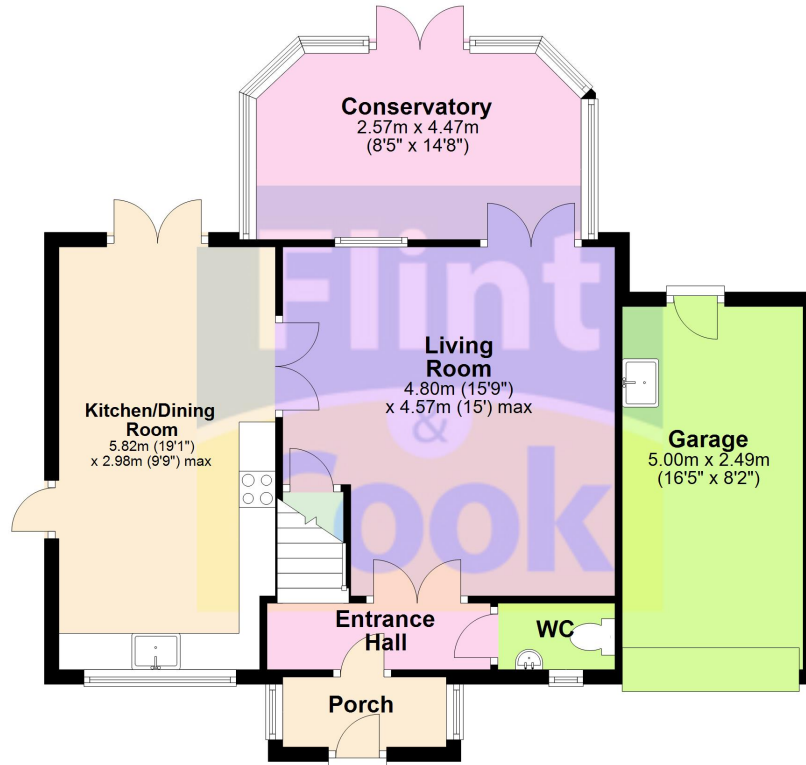
Prospective purchasers are required to provide address identification and proof of funds at the time of making an offer.

### Viewing

Strictly by appointment through the Agents Flint & Cook 01432 355455

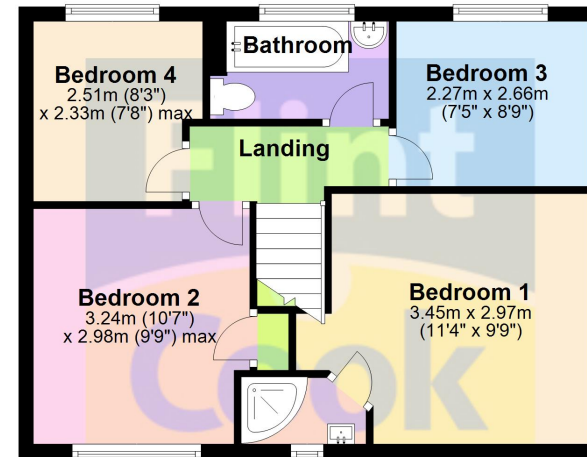
### Ground Floor

Approx. 71.1 sq. metres (765.2 sq. feet)



### First Floor

Approx. 44.5 sq. metres (479.4 sq. feet)



Total area: approx. 115.6 sq. metres (1244.6 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	81	85
(55-68)	<b>D</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			