

FOR
SALE



8 Kempton Avenue, Bobblestock, Hereford HR4 9LT

£289,950 - Freehold

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

PROPERTY SUMMARY

Situated on the outskirts of the city an immaculately presented 3 bedroom link detached house, with garage, driveway, landscaped gardens. Ideal family home. Must be viewed!

POINTS OF INTEREST

- *Outskirts of the City*
- *Impressive 3-bedroom link-detached house*
- *Ideal family home*
- *Garage & driveway parking*
- *Attractive landscaped gardens*
- *Must be viewed!*



ROOM DESCRIPTIONS

Canopy Porch

With entrance door leading into the

Entrance Hallway

With mat-well, LVT flooring, radiator, carpeted staircase leading to the first floor, smoke alarm and door to the

Downstairs WC

Low level WC, wash hand-basin, opaque window, fusebox, radiator, vinyl flooring.

Kitchen

Fitted with matching wall and base units and ample worksurfaces, 1½ bowl sink and drainer unit, under-counter space for washing machine and dishwasher, integrated fridge/freezer, integrated electric oven and electric hob with extractor over, recessed spotlighting, vinyl flooring, window to the front aspect.

Living/Dining Room

With LVT flooring, radiator, understairs storage cupboard and opening up into the Dining area with LVT flooring, radiator, windows, French doors and single door to the rear garden.

Landing

Fitted carpet, contemporary panelling, window, loft hatch, airing cupboard with gas central heating boiler and door to

Bedroom 1

Fitted carpet, radiator, window to the front aspect, built-in wardrobes with double doors and single door.

Bedroom 2

Fitted carpet, window to the rear aspect, radiator.

Bedroom 3

Fitted carpet, radiator and window to the rear aspect.

Bathroom

Suite comprising panelled bath with electric shower over, pedestal wash hand-basin and low level WC, heated towel rail, recessed spotlighting, opaque window, vinyl flooring.

Outside

To the front of the property there is a paved driveway with parking for 2/3 vehicles with access to the GARAGE with up-and-over door, power and light and is split into 3 rooms which are currently set up as a store, a home office and scope for a playroom/gym. There is also a rear access door from the garden to the garage. The gardens are landscaped with a patio area, perfect for entertaining, with the remainder of the lawn landscaped and enclosed by fencing.

Services

Mains gas, electricity, water and drainage are connected. Solar panels.

Outgoings

Council tax band C, payable 2024/25 £2050.97. Water and drainage - metered supply.

Agent's Note

The property has solar panels which were installed in 2015 on a 25 year lease.

Directions

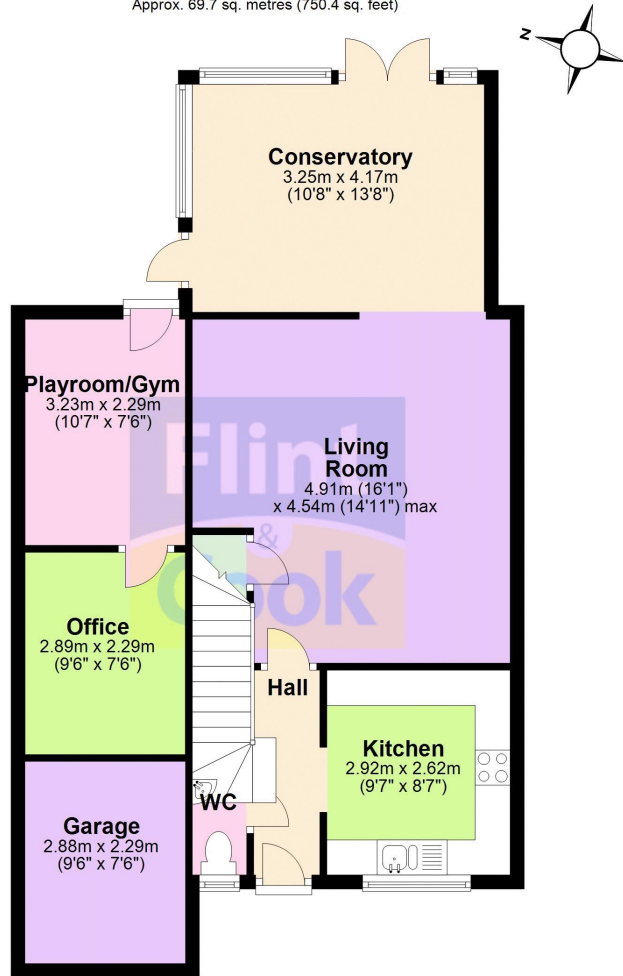
Proceed north out of Hereford City on the A49 turning left at the Starting Gate public house onto the Roman Road and, after approximately half a mile, turn left onto Kempton Avenue. Continue along Kempton Avenue and the property is located opposite the Coop stores on the left hand side.

What3words - pokers.lots.backup

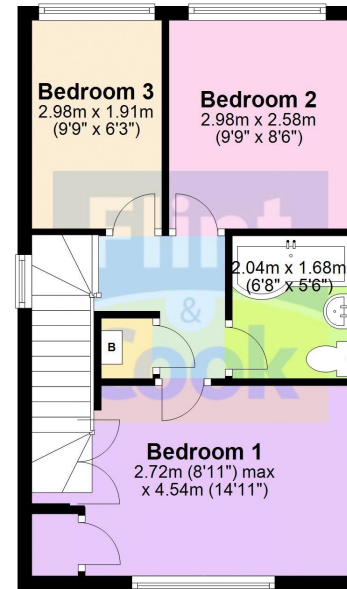
Money laundering regulations

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

Ground Floor
Approx. 69.7 sq. metres (750.4 sq. feet)



First Floor
Approx. 36.1 sq. metres (388.7 sq. feet)



Total area: approx. 105.8 sq. metres (1139.1 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	81	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			