

FOR  
SALE



27 Haston Close, Three Elms, Hereford HR4 0RX

£259,950 - Freehold

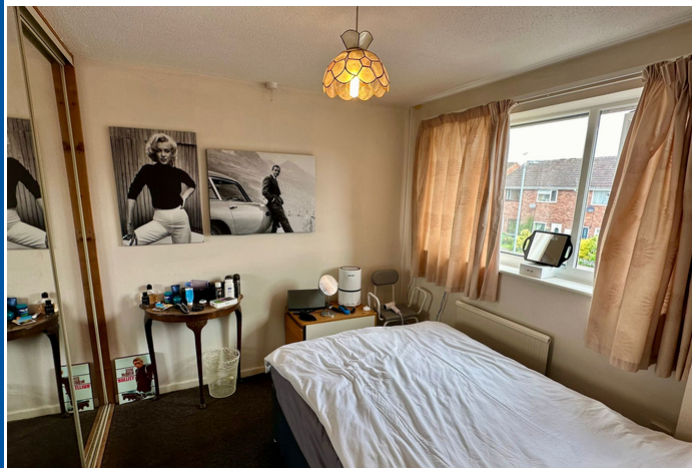
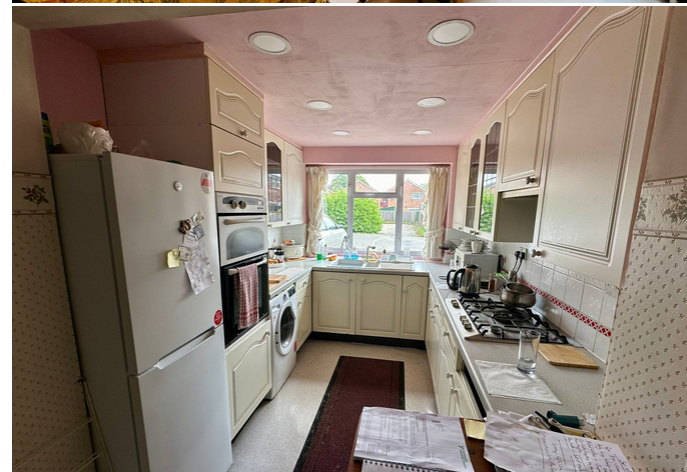
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

## PROPERTY SUMMARY

Extended semi-detached house in popular location with large ground floor space, 3 Bedrooms, gas central heating, double glazing, garage & gardens.

## POINTS OF INTEREST

- *Extended semi-detached house*
- *Popular residential location*
- *Large ground floor space*
- *3 bedrooms*
- *Gas central heating, double-glazing*
- *Garage and gardens*



## ROOM DESCRIPTIONS

### Entrance porch

Tiled floor, further door to rear and door to the

### Entrance hall

Radiator, archway to cloaks area and the

### Cloakroom

WC, wash hand basin.

### Breakfast room

Radiator, understairs storage cupboard, serving hatch.

### Kitchen

Fitted with base and wall mounted units with worksurfaces and tiled splashbacks, built-in electric double oven, 5-ring gas hob, plumbing for washing machine, window to front.

### Lounge/dining room

Coal-effect gas fire, radiator, window and patio doors to rear.

### The staircase leads from the entrance hall to the

### First floor Landing

Hatch to roof space, airing cupboard with hot water cylinder, storage cupboard.

### Bedroom 1

Radiator, window to rear.

### Bedroom 2

Fitted mirror-fronted wardrobe, radiator, window to front.

### Bedroom 3

Radiator, window to rear.

### Wet Room

Large shower cubicle with handrail and curtain, wash hand basin, low flush WC, window.

### Outside

To the front of the property there is a double driveway with excellent parking (no parking for others at the front or opposite the property leaving a nice outlook) ornamental shrubs and side access path. Garage with up-and-over door, light, power and houses the gas-fired central heating boiler.

### Garden

There is a rear garden with patio and lawn, enclosed by hedging and fencing. Garden shed. Outside light.

### Directions

From Hereford proceed initially towards Brecon on the A438 (Whitecross Road) and at the roundabout take the 3rd exit into Three Elms Road (towards Knighton on the A4110). Take the 4th turning left into Bonington Drive, turn left again into Haston Close and the property is located on the left-hand side

### Money Laundering Regulations

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

### Viewing

Strictly by appointment through the Agent, Flint & Cook 01432 355455

### General Information

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

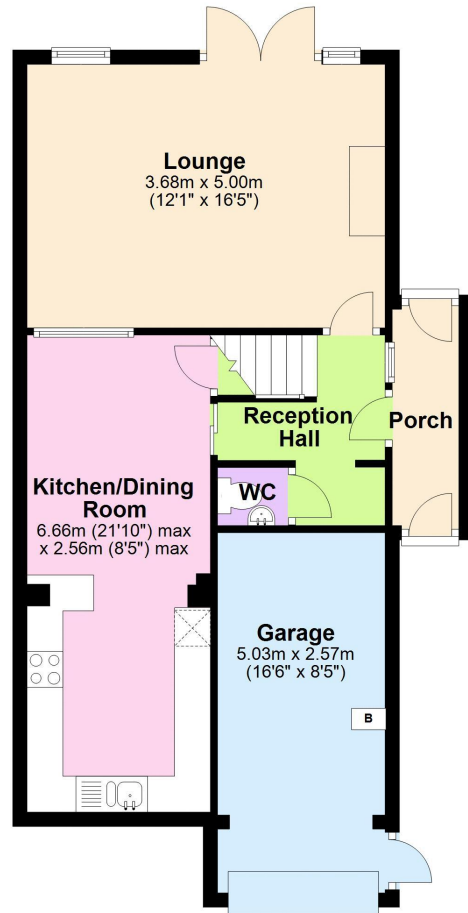
Council tax band C - payable 2023/24 £2050.97 Water and drainage - rates are payable

Tenure & possession

Freehold - vacant possession on completion.

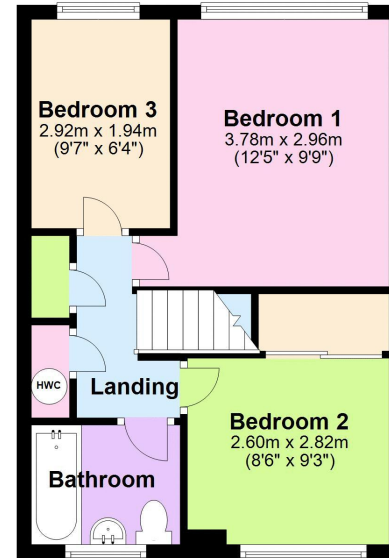
### Ground Floor

Approx. 58.0 sq. metres (623.8 sq. feet)



### First Floor

Approx. 36.7 sq. metres (395.4 sq. feet)



Total area: approx. 94.7 sq. metres (1019.2 sq. feet)

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

**27 Haston Close, Hereford**

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| Energy Efficiency Rating                    |          |           |
|---|----------|-----------|
|   | Current  | Potential |
| Very energy efficient - lower running costs |          |           |
| (92+)                                       | <b>A</b> |           |
| (81-91)                                     | <b>B</b> | <b>86</b> |
| (69-80)                                     | <b>C</b> | <b>70</b> |
| (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                   |          |           |
| EU Directive 2002/91/EC                     |          |           |