

FOR
SALE



89 Kingsway, Hereford HR1 1HB

£269,950 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location an extended and well presented three bedroom end terraced home offering ideal first time buyer/family accommodation. The property which has the benefit of 3 double bedrooms, a modern fitted kitchen with dining and family space, downstairs W/C, driveway parking, gas central heating and double glazing. We highly recommend an internal inspection.

POINTS OF INTEREST

- *Immaculately presented extended accommodation*
- *Driveway parking*
- *Gas central heating & double glazing*
- *Popular residential location*
- *Must be viewed*
- *3 bedroom end terraced house*



ROOM DESCRIPTIONS

Canopy Porch

With uPVC front entrance door into the

Entrance Hallway

Wooden flooring, radiator, carpeted staircase leading to the first floor, fuseboard, meter cupboard, hooks for coat storage and door leading into the

Living Room

Double glazed window to the front, radiator, wooden flooring, 2 understairs storage cupboards, log-effect electric fireplace with fitted wooden shelving in the recess and door leading through to the

Open-Plan Kitchen/Dining/Living Space

A beautifully presented Kitchen with matching wall and base units and ample worksurfaces, integrated appliances to include electric oven and gas hob with extractor over, fridge/freezer, dishwasher and washing machine/dryer, wooden flooring, Worcester Bosch gas central heating boiler, contemporary upright radiator. Dining/Family Space with wooden flooring, 3 double glazed windows and double glazed French doors into the rear garden, radiator and 2 Velux windows, fitted wall lights and door to the

Downstairs WC

Wooden flooring, low flush WC and wash hand-basin.

Landing

Fitted carpet, smoke alarm, loft hatch and doors to

Bedroom 1

Fitted carpet, 2 double glazed windows to the front aspect, radiator and built-in storage cupboard.

Bedroom 2

Fitted carpet, dual aspect double glazed windows to the front and rear and radiator.

Bedroom 3

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

Bathroom

Suite comprising panelled bath, low flush WC, pedestal wash hand-basin, opaque double glazed window to the rear aspect, radiator, built-in airing cupboard.

Outside

To the front of the property there is a paved driveway with parking for 2 vehicles with paved steps leading down to the front entrance door and to the side access. To the rear there is a large paved patio area providing the perfect entertainment space, with the remainder of the garden laid to lawn and bordered by shrubs, all enclosed by fencing to maintain privacy.

Agent's Note

The neighbouring properties have Right of Access across the garden of number 89 Kingsway.

Directions

Proceed north out of Hereford along Edgar Street, at the roundabout take the third exit right onto Newtown Road and then at the next roundabout take the first exit left heading over the bridge, taking the first exit left at the roundabout and the immediate left turn onto Kingsway, follow the road round heading past the turning for Regent Gardens and the property is situated a short distance on the left hand side as indicated by the agents for sale board.

Viewing

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

Tenure & Possession

Freehold - vacant possession on completion.

Services

All mains services are connected. Gas-fired central heating.

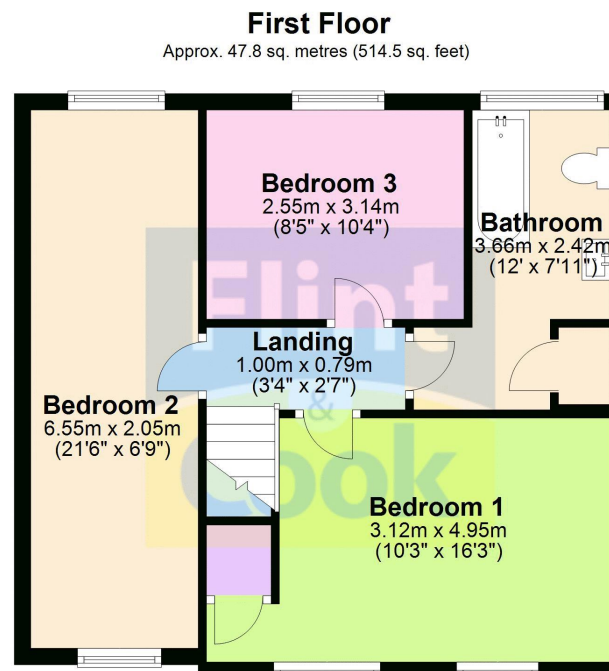
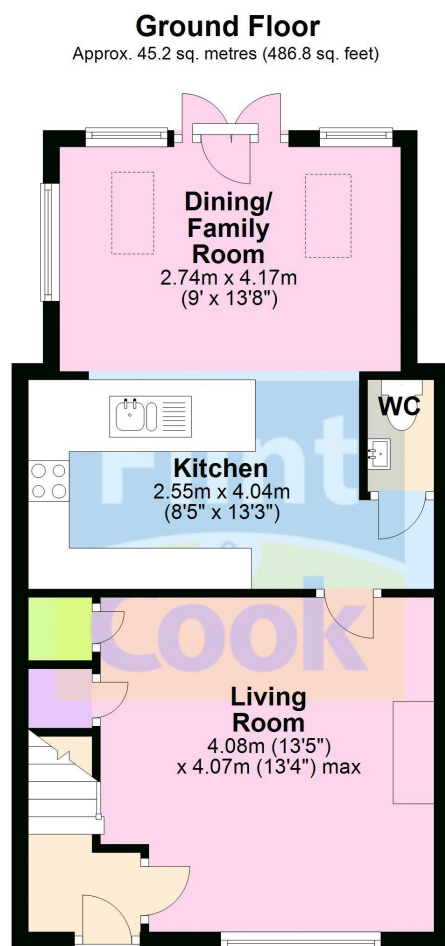
Outgoings

Council Tax B

Water and drainage rates are payable

Money Laundering Regulations

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



Total area: approx. 93.0 sq. metres (1001.2 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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC