

FOR
SALE



Kemeys Swainshill, Hereford HR4 7PU

£469,500 - To be Advised

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

PROPERTY SUMMARY

Popular edge of city location an impressive 3 bedroom detached house with 3 reception rooms, breakfast kitchen, attractive gardens with fine views, single garage & ample parking. No onward chain!

POINTS OF INTEREST

- *Edge of City elevated position*
- *Impressive 3 bedroom detached house*
- *3 Reception rooms & breakfast kitchen*
- *Attractive gardens and fine views*
- *No onward chain*
- *Ideal family home*



ROOM DESCRIPTIONS

Entrance door through to the

Entrance Porch

(Currently being used as an office) with oak strip flooring, double glazed windows with vertical blinds and entrance door through to the

Reception Hall

Oak strip flooring, useful understairs cupboard, turning carpeted staircase to the first floor landing, antique style radiator and door to the

Lounge

With oak strip flooring, double glazed bay window to the front aspect and double glazed window to the side both enjoying a pleasant outlook, feature open fireplace with side shelving ideal for TV/satellite etc., radiator.

Dining Room

Oak strip flooring, radiator, two double glazed windows to the side enjoying a pleasant outlook, feature fire surround with hearth and electric free-standing woodburning effect fire and glazed panelled double doors to the

Superb Garden Room

Oak strip flooring, two radiators, double glazed windows with integrated blinds all enjoying excellent views across adjoining land towards Stretton Sugwas church, double doors to the rear garden, recessed spotlighting and door to the

Kitchen/Breakfast Room

Comprehensively fitted out with a range of wall and base units, 1½ bowl sink unit, ample worksurfaces with tiled splashbacks, upright radiator, tiled floor for easy maintenance, space for breakfast table, further radiator, double glazed arched window to the rear enjoying a pleasant outlook, range of integrated appliances, access door to

Utility Room (1)

With work surfaces and cupboards under, wall mounted gas central heating boiler, tiled floor, space for freezer, double glazed window to rear, extractor fan and feature arch window to side.

Reception Hall and door

Side Entrance Porch

With door to the outside, ample storage space and door to the

Downstairs Cloakroom

With WC and wash hand-basin.

Landing

Fitted carpet, triple glazed side window, access hatch to loft space and door to

Bedroom 1

Fitted carpet, large wall mirror, extensive range of fitted wardrobes with sliding doors, further free-standing bedroom furniture, radiator and triple glazed window to the rear enjoying far-reaching views.

Bedroom 2

Fitted carpet, radiator, double glazed window to the front aspect enjoying a fine outlook, fitted triple wardrobe with sliding doors and corner vanity wash hand-basin with storage below, tiled splashback and mirror over.

Bedroom 3

Fitted carpet, radiator, fitted double wardrobe with sliding doors and double glazed window to the side.

Shower Room

With modern suite comprising double shower cubicle with glazed door, WC, wash hand-basin, tiled floor and wall surround for easy maintenance, ladder style towel rail/radiator, wall mirror and double glazed window.

Outside

To the front of the property there is an extensive brick-paved driveway providing off-road parking facilities for several vehicles and this leads up to the DETACHED GARAGE with up-and-over door, power and light points, ample storage space, side window and rear door to the Utility Room (2) with sink unit, space and plumbing for automatic washing machine, tumble dryer etc., glazed window to the rear and door to the side. To the front of the property there are attractive lawned gardens with a raised flower border, enclosed by hedging and all enjoying fine views. To the rear of the property there are several paved patio areas providing the perfect entertaining spaces and the remainder of the garden is laid to lawn and again enjoying fine views. There are two useful garden store sheds, outside tap and lighting.

Money Laundering Regulations

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

Viewing

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

Services

All mains services are connected. Gas fired central heating.

Directions

Proceed west out of Hereford City on the A438 Brecon Road. After passing the Blue Diamond garden centre on the right-hand side, proceed for approximately half a mile and Kemeys is on the right-hand side.

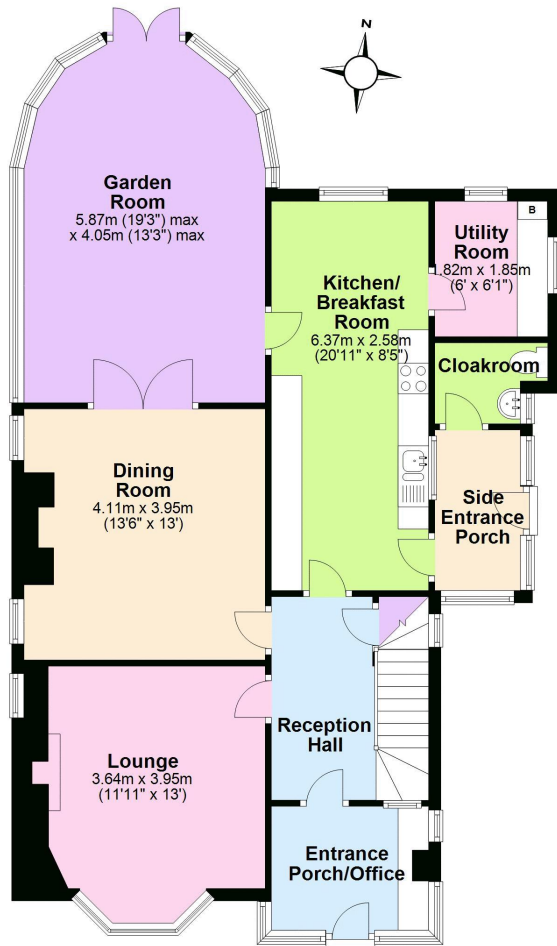
What3words - <https://w3w.co/range.rejoins.agent>

Opening Hours

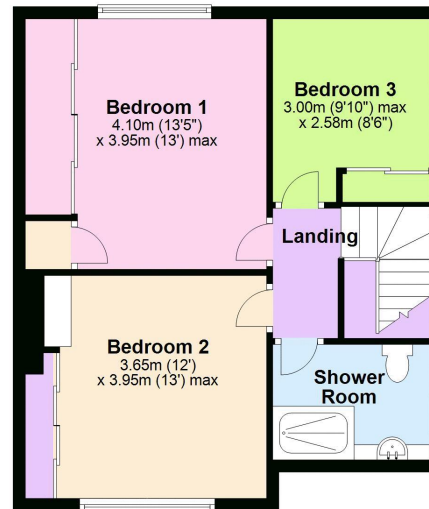
Monday - Friday 9.00am - 5.30pm

Saturday - 9.00am- 2.00pm

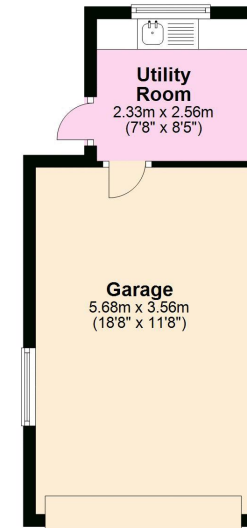
Ground Floor



First Floor



Garage/Utility



Total area: approx. 172.1 sq. metres (1852.9 sq. feet)

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

Kemeys, Swainshill, Hereford

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		71
England, Scotland & Wales		
EU Directive 2002/91/EC		