

FOR
SALE



45 Hebridean Gardens, Kingstone, Hereford HR2 9TT

£184,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular village location, an immaculately presented 2-bedroom semi-detached house offering ideal first-time buyer accommodation. The property has the added benefit of 2 double bedrooms, driveway parking, gas central heating and we highly recommend an internal inspection. The property is also being sold at 80% of the market value.

POINTS OF INTEREST

- *Semi detached house*
- *Two double bedrooms*
- *Popular village location*
- *Ideal for first time buyers*
- *Gas central heating & double glazing*
- *80% of market value*



ROOM DESCRIPTIONS

Ground floor

With canopy porch and entrance door into

Entrance hall

With fitted carpet, radiator, central heating thermostat, carpeted stairs leading up and door into

Living room

With fitted carpet, radiator, ceiling light point, double glazed window to the front aspect and door into the

Kitchen/dining room

A modern kitchen with matching wall and base units, ample work surface space, 1 1/2 bowl sink and drainer unit, 4 ring gas hob with extractor over and electric oven below, under counter space for washing machine, space for free standing fridge/freezer, cupboard housing the gas central heating boiler, ample space for dining, ceiling light point, recess spotlights, double glazed window and french doors out to the rear garden with door into

Downstairs W/C

Low flush w/c, pedestal wash hand basin, vinyl flooring, radiator, ceiling light point, extractor and wall mounted fuse box.

First floor landing

With fitted carpet, radiator, ceiling light point, radiator and doors to

Bedroom 1

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect and double built in wardrobe with mirrored sliding doors

Bedroom 2

With fitted carpet, radiator, ceiling light point, double glazed window to the rear and ample space for wardrobes.

Bathroom

Three piece white suite comprising panelled bath with mains fitment rainfall shower head over, pedestal wash hand basin, low flush w/c, part tiled surround, radiator, vinyl flooring, recess spotlights and double glazed window.

Outside

To the front a tandem tarmac driveway with side access gate and ev charging point. A small area of lawn with stoned border and paved path with outside light.

To the rear the French doors open out on to a paved patio area which extends as a pathway leading to the side access gate. The remainder of the garden is laid to lawn and enclosed by fencing. Useful outside tap.

Agents note

1. The property is sold at 80% share of the market value and there is an application process that would need to be made via Herefordshire Council.

2. Any prospective buyer has to be assessed by Strategic Housing at Herefordshire Council. This is to show evidence that they require Affordable Housing and will also need to have a local connection to Herefordshire.

Please email Strategic Housing - housingdevelopment@herefordshire.gov.uk

Directions

Proceed south out of Hereford over Greyfriars Bridge taking the 2nd exit at the Asda roundabout towards Belmont. Continue along Belmont Road to the Tesco roundabout taking the 2nd exit onto the A465 towards Abergavenny then take the right-hand turn signposted to Kingstone and Madley. Continue into the village of Clehonger and take the left-hand turn signposted for Kingstone, continuing into the village of Kingstone then taking the left-hand turn into Lagan Homes (Swaledale Road) continue to the T-junction taking the right-hand turn onto Romney Way and then taking the right-hand turn onto Hebridean Gardens and the property is situated on the right-hand side.

Services

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

Outgoings-

Council tax band B - £ for 2025/2026

Water and drainage rates are payable.

Viewings-

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

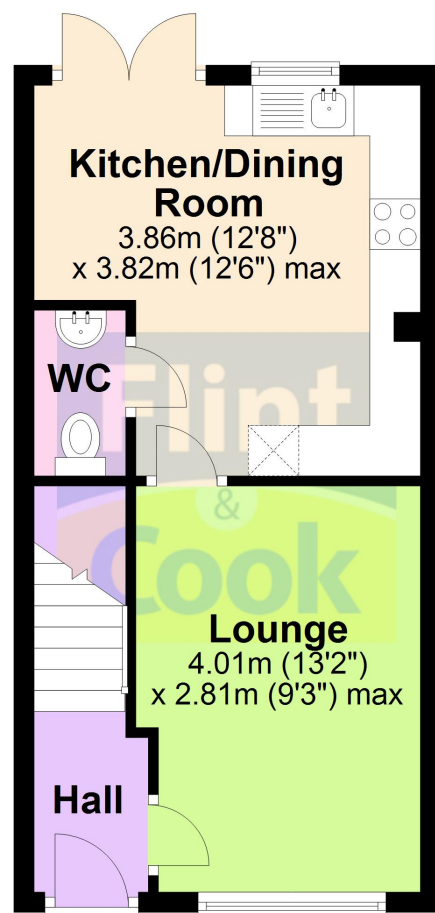
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations-

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

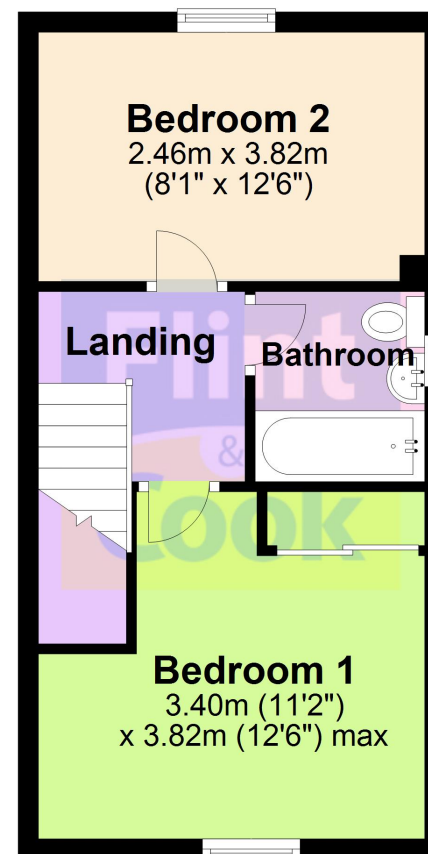
Ground Floor

Approx. 30.4 sq. metres (327.7 sq. feet)



First Floor

Approx. 30.4 sq. metres (326.7 sq. feet)



Total area: approx. 60.8 sq. metres (654.5 sq. feet)

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		