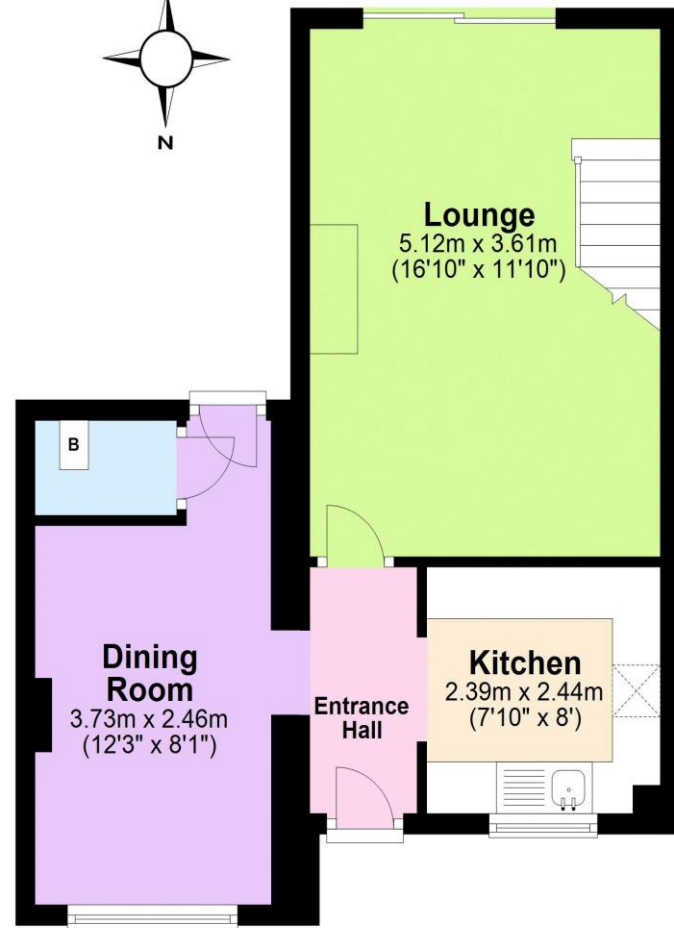


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

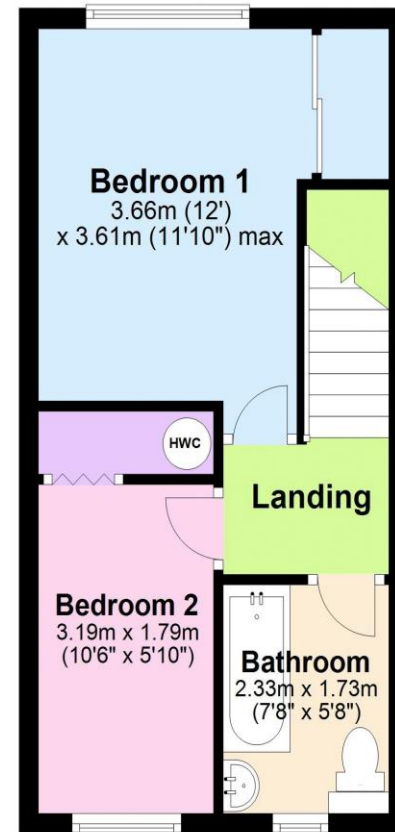
### Ground Floor

Approx. 41.0 sq. metres (441.2 sq. feet)



### First Floor

Approx. 28.1 sq. metres (302.0 sq. feet)



Total area: approx. 69.0 sq. metres (743.2 sq. feet)

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

**30 Thistledown Grove, Hereford**

# Flint & Cook



[www.flintandcook.co.uk](http://www.flintandcook.co.uk)



**30 Thistledown Grove Hampton Dene Hereford HR1 1AZ**

**£229,500**

- Popular residential location
- Well-maintained 2 bedroom house
- 2 Reception rooms & fitted kitchen

- Private rear garden
- Ideal for first time buyers
- Must be viewed!

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Sales Director Hereford: Martin Pearce M.N.A.E.A.  
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Registered Office: 22 Broad Street, Hereford, UK, HR4 9AP  
VAT No. 489 0289 02

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## 30 Thistledown Grove Hampton Dene Hereford HR1 1AZ

Peacefully situated in this highly sought-after residential location, a well maintained 2 bedroom house offering ideal first time buyer/small family accommodation.

The property, which is in good decorative order, has the added benefit of **gas central heating, double glazing, 2 good size reception rooms, private rear garden and we recommend an internal inspection.**

Hereford City is within easy driving distance and there is a range of amenities nearby including popular primary and secondary schools, church, public house, riverside walks, doctors surgery and daily bus services.

In more detail, the accommodation comprises:-

### Ground floor

#### Canopy Entrance Porch

With outside light, meter cupboard and entrance door through to the

#### Reception Hall

Laminate flooring, radiator, coved ceiling and archway through to the

### Kitchen

Range of wall and base units, ample worksurfaces with tiled splashbacks, single drainer sink unit with mixer tap over, space and plumbing for washing machine, tumble dryer, double glazed window with roller blind to the front aspect, free-standing cooker, space for upright fridge/freezer, central spotlighting.

### Living Room

Fitted carpet, radiator, carpeted staircase to the first floor, coved ceiling, feature fire surround and double glazed sliding patio door to the rear garden and central heating thermostat.

From the Reception Hall, a square arch leads through to the

### Dining Room (originally the garage)

Laminate flooring, radiator, double glazed window to the front aspect with vertical blinds, range of lighting, partially double glazed door to the rear garden, access hatch to useful loft storage space and further built-in store cupboard with shelving and also housing the gas central heating boiler.



### First floor

#### Landing

Fitted carpet, access hatch to loft space and door to

#### Bedroom 1

Fitted carpet, radiator, central ceiling light/fan, built-in double wardrobe with mirrored sliding doors and double glazed window overlooking the rear garden.

#### Bedroom 2

Fitted carpet, radiator, double glazed window to the front aspect and built-in corner wardrobe/airing cupboard.

### Bathroom

Suite comprising panelled bath with shower unit over, pedestal wash hand-basin with utensil shelf, mirror and light over, low flush WC, tiled wall surround for easy maintenance, radiator, double glazed window.

### Outside

To the immediate rear of the property there is a paved patio area providing the perfect entertaining space with steps then leading onto the raised rear garden which is laid to lawn bordered by flowers and shrubs and enclosed by fencing and hedging for privacy. There are 2 useful timber garden stores, outside power point, lighting and water tap. To the front of the property there is a driveway providing off-road parking and garden to the side which is laid to lawn.

### 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 £1957.66

Water and drainage - metered supply.

### Tenure & possession

Freehold - vacant possession on completion.



### Directions

Proceed east out of Hereford City along Blueschool Street continuing into Bath Street, St Owen Street and then turning right into Eign Road. Proceed into Hampton Park Road taking the final turning on the left into Sudbury Avenue. After approximately half a mile, turn right into Gurney Avenue, then 1st left into Queensford Drive and 1st right into Thistledown Grove. **What3words - stack.swaps.skips**

### Viewing

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

### Money laundering regulations

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

### Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

Score	Energy rating	Current	Potential
81-90	A		
71-80	B		
61-70	C		
51-60	D		
41-50	E		
31-40	F		
21-30	G		
1-20			

Opening hours A

Day	Time	Current	Potential
Monday - Friday	9.00 am - 5.30 pm	87 B	87 B
Saturday	9.00 am - 2.00 pm	64 D	64 D

MP FC004926 November 2023 (1)

