

FOR
SALE



158 Kingsway, Hereford HR1 1HE

£250,000 - Freehold

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

PROPERTY SUMMARY

Situated in this convenient residential location, a 3 bedroom end terraced house offering spacious family accommodation and offered For Sale with no onward chain. The property has 3 double bedrooms, 2 reception rooms, front and rear gardens and provides ideal family accommodation.

POINTS OF INTEREST

- *End terraced property*
- *Convenient central location*
- *3 Double bedrooms*
- *2 Reception rooms*
- *Utility Area/Downstairs WC*
- *No onward chain*



ROOM DESCRIPTIONS

Canopy Porch

With uPVC entrance door into the

Entrance Hallway

Wooden flooring, radiator, smoke alarm, stairs leading to the first floor, fuseboard, coat storage and doors to the

Utility Area/Downstairs WC

Low flush WC, worksurface space, ceramic sink with storage under, under-counter space for washing machine and tumble dryer, wall mounted gas central heating boiler, smoke alarm, radiator, opaque double glazed window to the front aspect.

Kitchen

Fitted with matching wall and base units, ample worksurfaces, 1½ bowl sink and drainer, free-standing cooker with gas hob, electric oven and extractor above, under-counter space for dishwasher, space for a free-standing fridge/freezer, tiled splashback, radiator, double glazed window to the side aspect and double glazed door to the side/rear garden and an opening into the

Living Room

Wooden flooring, wooden skirting, double glazed sliding doors out to the rear garden and radiator.

Dining Room

Vinyl flooring, double glazed window to the front aspect and radiator.

First floor landing

Wooden flooring, double glazed window to the front aspect, useful storage cupboard, loft hatch, smoke alarm and doors to

Bedroom 1

Wooden flooring, radiator and double glazed window to the rear aspect.

Bedroom 2

Wooden flooring, radiator, double glazed window to the rear aspect.

Bedroom 3

Wooden flooring, radiator, double glazed window to the front aspect.

Bathroom

Suite comprising panelled bath, vanity wash hand-basin with storage under, low flush WC, corner shower tray with glass door and electric shower with tiled walls, fitted carpet, extractor and opaque double glazed window to the front aspect.

Outside

To the front of the property there is a tiered garden with concrete steps leading up to the front entrance door. The remainder of the front garden is laid lawn and enclosed by hedging and with a side access gate. There is a small area ideal for a motorcycle, bicycles, trailer etc and there is also a wooden storage shed. To the rear of the property there is a decked area - perfect for entertaining with pergola and then there is a paved patio area with planted borders. Decked steps then lead to the remainder of the garden which is mainly laid to lawn with borders and large wooden storage shed.

Agent's Note

The neighbouring property has a Right of Access across the garden of number 158.

Services

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

Outgoings

Council tax band B - payable 2023/24 £1712.95

Water and drainage - rates are payable/metered supply.

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

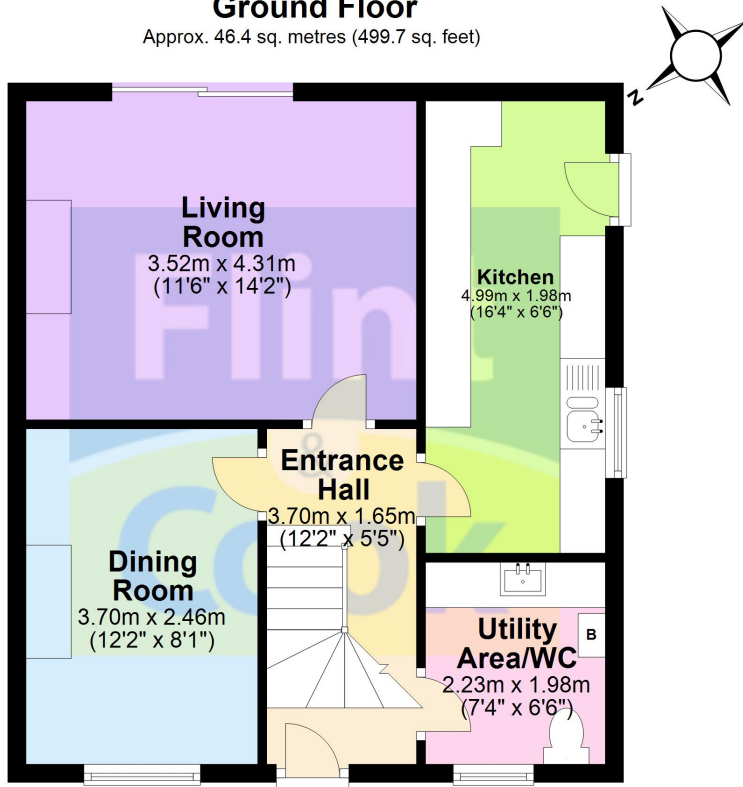
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

From the Hereford City centre, proceed north along Commercial Road, at the foot of Aylestone Hill turn immediately left into Barrs Court Road. At the first mini-roundabout take the second exit and then after 25 yds at the next mini-roundabout, take the first exit left into Kingsway. What3words - tennis.exchanges.tigers

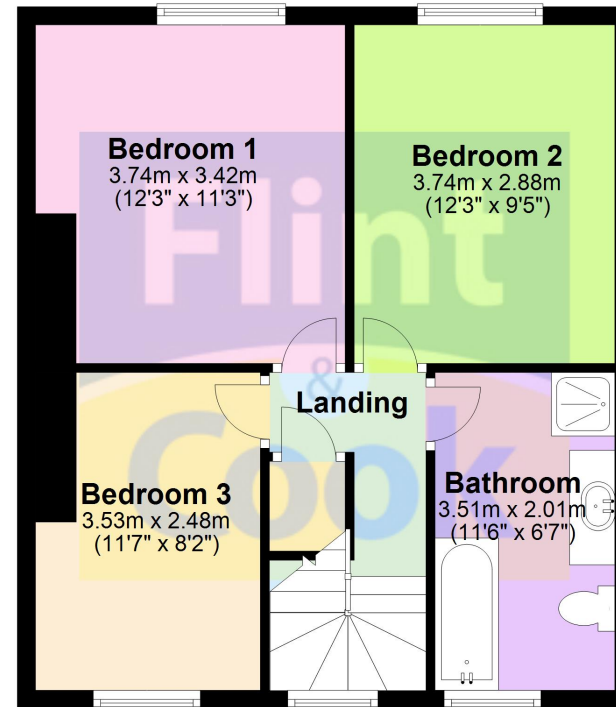
Ground Floor

Approx. 46.4 sq. metres (499.7 sq. feet)



First Floor

Approx. 47.1 sq. metres (506.6 sq. feet)



Total area: approx. 93.5 sq. metres (1006.3 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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