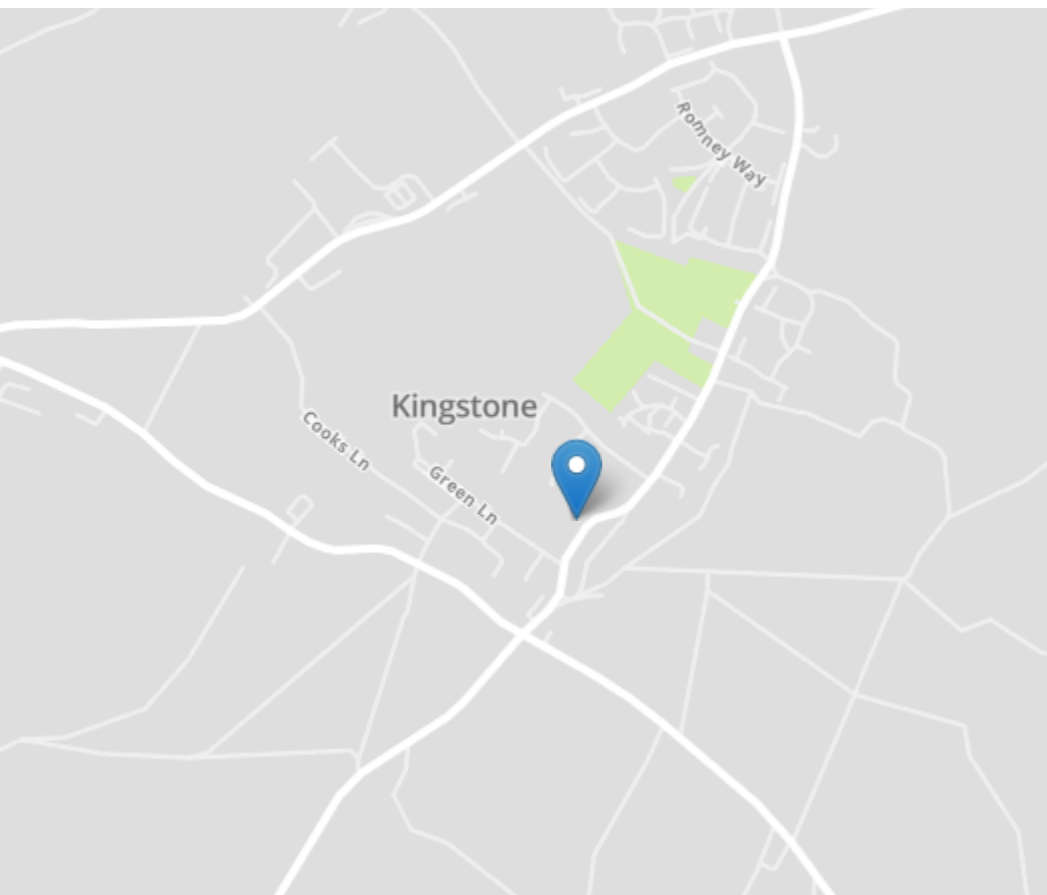




DIRECTIONS

From Hereford City proceed south onto A49, using the two right hand lanes proceed towards A465 towards Belmont Road, after approximately 2.5 miles turn right onto B4349 towards Clehonger, turning left and staying on the B4349 head towards Kingstone, turn left onto Dean Pool and the property can be found on the right hand side as indicated by the Agents For Sale Board. For those who use 'What3words'///actor.hopefully.wildfires



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'B'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

1 Church View
Kingstone Hereford HR2 9EU

£270,000



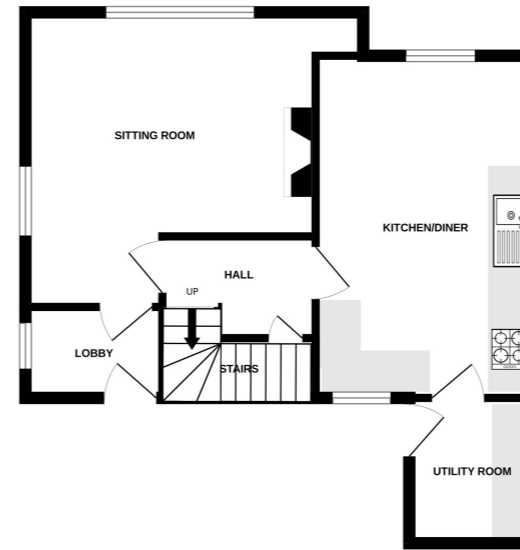
• 3 bedroom semi detached property • Gas C/H and Double glazing • Delightful gardens and off road parking

Hereford 01432 343477

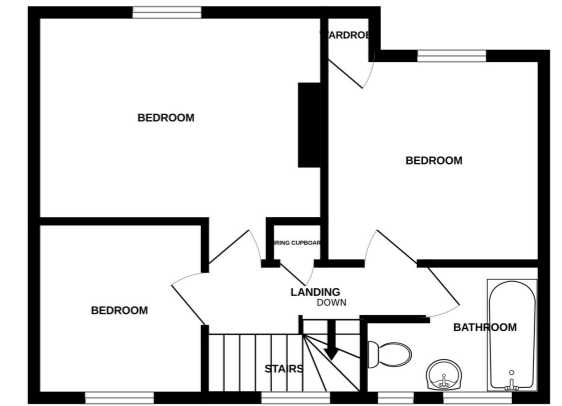
Ledbury 01531 631177



GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 sq.m.) approx.
Made with Metropix ©2024

OVERVIEW

This end of terraced property comprises gas central heating, double glazing, living room, kitchen/dining room, utility room, three bedrooms, family bathroom, delightful gardens and off road parking.

The popular village of Kingstone offers an array of amenities to include post office, GP surgery, public house, primary and secondary schools, and only a short distance away at Allensmore is one stop general sores and petrol station Locks Garage which is a local hub, Hereford City being only approximately 6 miles away, the famed book town of Hay On Wye is 15 miles away and the market town of Ross On Wye with its M50 junction being approximately 17 miles away for those wishing to commute.

In more detail the property comprises:

Approached from the rear to the front door leads to:

Entrance Porch

Front door leads to:

Reception Hall

With cloaks area to one side and window.

Multi glazed door leads to:

Living room

4.28m x 4.26m (14' 1" x 14' 0")

Feature brick fireplace with timber mantle over and hearth, display areas either side, coving, dado rail, large panelled radiator, and double glazed window with outlook to the front towards the church.

Part glazed door leads to:

Inner Hallway

With radiator, under stairs storage.

Further oak door to:

Kitchen/Dining Room

4.92m x 3.16m (16' 2" x 10' 4")

Kitchen Area:

Fitted with a traditional country style Shaker units comprising 1.5 bowl sink, with storage beneath, space for Range Style cooker, space and plumbing for slimline dishwasher, range of laminated working surfaces with drawers and cupboards beneath, full range of eye level wall cupboards including stainless steel extractor canopy, and tiled surround to the majority of working surfaces.

Dining Area:

With ample space for table, radiator and power points, dado rail, and double glazed window with outlook to the front.

Door to:

Utility Room

2.18m x 1.88m (7' 2" x 6' 2")

With laminated working surface with storage beneath, large double eye level storage cupboard, space for American style fridge/freezer, plumbing for washing machine, door giving access to outside and wall mounted Baxi gas fired central heating boiler serving domestic hot water and central heating.

From the inner hallway the half twist stairs lead to:

FIRST FLOOR

Landing

With large double glazed window with outlook to the side on the stairs giving ample light and on the landing there is a large linen cupboard.

Door to:

Bedroom 1

4.15m x 3.70m (13' 7" x 12' 2")

With radiator, large double glazed window with outlook to the front towards the church.

Bedroom 2

3.05m x 2.87m (10' 0" x 9' 5")

With double panelled radiator, power points, corner fitted wardrobe with hanging rail and shelf, access to roof space and double glazed window to the front.

Bedroom 3

2.58m x 2.47m (8' 6" x 8' 1")

A good sized room, double panelled radiator, and double glazed window with outlook to the rear.

Bathroom

With a modern white suite comprising shaped bath with fully tiled surround and Creda shower over with folding screen to the side, vanity wash hand basin, low flush WC, and dual windows giving plenty of light.

OUTSIDE

The property is pleasantly located just opposite the church and is approached from the road onto a gravelled driveway providing parking for at least three vehicles and from here there is space to one side suitable for a caravan or something similar. The front garden is laid to lawn with shrubbery border and ornamental tree, further flower shrubbery borders and mature hedging whilst down the side of the property access via timber security gate leads not just to the front door but also to the rear garden where directly off the rear of the property there is a large concrete prefabricated workshop providing ideal storage for garden tools plus a paved patio area leads directly off the rear of the property with slate and stone water feature to one side and from here proceeding down the garden there is an outside pergola providing ideal seating area. A meandering gravelled pathway then leads through the lawned gardens to where there is access via double wrought iron gates leading to a further lawned area, vegetable garden, a garden timber store, and greenhouse. The gardens are a delightful feature to this property and is ideal for someone who has a passion for gardening.



At a glance...

- Living Room 4.28m x 4.26m (14' 1" x 14' 0")
- Kitchen/Dining Room 4.92m x 3.16m (16' 2" x 10' 4")
- Utility Room 2.18m x 1.88m (7' 2" x 6' 2")
- Bedroom 1. 4.15m x 3.70m (13' 7" x 12' 2")
- Bedroom 2. 3.05m x 2.87m (10' 0" x 9' 5")

And there's more...

- Popular village location
- Close to an array of amenities
- Commutable area

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.