

FOR
SALE



38 Green Lane, Kingstone, Hereford HR2 9EX

£285,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this popular village location, an impressive 3-bedroom semi-detached house offering ideal family accommodation. The property, which is in good decorative order throughout, has the added benefit of gas central heating, double-glazing, downstairs shower/cloakroom, good-size rear garden, off-road parking and we recommend an internal inspection.

POINTS OF INTEREST

- *Popular village location*
- *Impressive semi-detached house*
- *3 bedrooms*
- *Gas central heating, double-glazing*
- *Good-size rear garden*
- *Off-road parking*
- *Ideal family home*
- *Viewing advised*



ROOM DESCRIPTIONS

Entrance porch

Approached through newly installed composite entrance door, recessed spotlighting, shoe and coat storage rack, uPVC door to the

Reception hall

Feature flooring, radiator, carpeted staircase to first floor, understairs store cupboard, picture rail, partially glazed door to the

Lounge

Carpet, 2 radiators, windows to front and rear with blinds, range of lighting, picture rail, recess ideal for electric fire, etc, or potential wood-burner, subject to necessary consent.

Kitchen/dining room

Feature flooring, radiator, recessed spotlighting, window to front with blind, store cupboard housing the gas central heating boiler, 1 1/2 bowl sink unit with pot-washer-style mixer tap over, range of wall and base cupboards, ample worksurfaces with splashbacks, window with blind, overlooking the rear garden, free-standing Range-style cooker with 5-ring gas hob, splashback and cooker hood over, wine rack, space for dining table, partially glazed door to

Rear porch

Feature flooring, radiator, ample storage space, side window, coathooks, space for dishwasher, fridge/freezer, etc, Utility Cupboard with space and plumbing for automatic washing machine and tumble drier, partially double-glazed door to the rear garden, door to

Downstairs shower/cloakroom

Low flush WC, corner wash hand basin with splashback, window, recessed spotlighting, wall mirror, shower cubicle with glazed sliding doors.

First floor landing

Carpet, window to front, access hatch to loft space, store cupboard housing the hot water tank, door to

Bedroom 1

Carpet, radiator, window to rear, picture rail, range of fitted wardrobes.

Bedroom 2

Carpet, radiator, 2 windows to the front aspect, picture rail, space for wardrobes.

Bedroom 3

Carpet, radiator, picture rail, window to rear.

Cloakroom

Low flush WC with wash basin above, window, vinyl flooring.

Bathroom

White suite comprising bath with hand-grips, partially tiled wall surround, vanity wash basin with storage below, corner shower cubicle with glazed sliding doors and rainwater-style showerhead over, extractor fan, vinyl flooring, window and ladder-style towel rail/radiator.

Outside

To the immediate rear of the property there is a good-sized paved patio area providing the perfect entertaining space, and leading onto the remainder of the garden, which is attractively laid to lawn bordered by flowers and shrubs, and enclosed by high fencing to maintain privacy. There is a useful timber garden shed, side and rear access gates, and further paved patio at the bottom of the garden.

To the front of the property there is an attractive lawned garden enclosed by fencing and hedging, with paved pathway leading to the front entrance door. The large drive to the side is laid to chippings and provides off-road parking.

Services

Mains electricity, water, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band B, payable 2024/25 £1788.64. Water and drainage - metered supply.

Directions

Proceed out of Hereford on the Belmont Road (A465) and on reaching the roundabout take the 2nd exit onto the Hereford/Abergavenny Road. Take the 2nd turning right, signposted Clehonger and on reaching the village of Clehonger, take the 2nd left, signposted Kingstone. On reaching the village of Kingstone turn left at the crossroads and follow to the church. On reaching the church turn right into Green Lane, continue down Green Lane and the property is indicated by the Agent's FOR SALE board.

Viewing

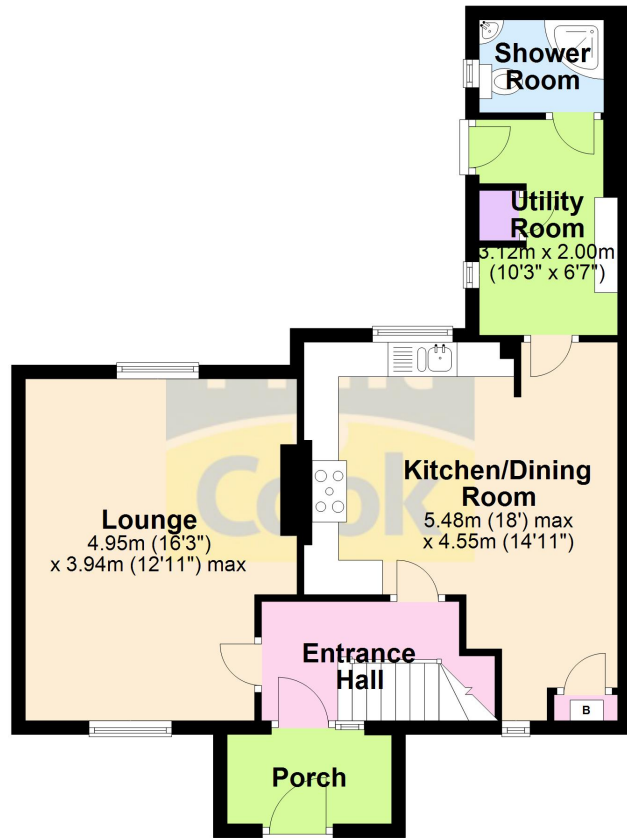
Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

Money laundering regulations

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

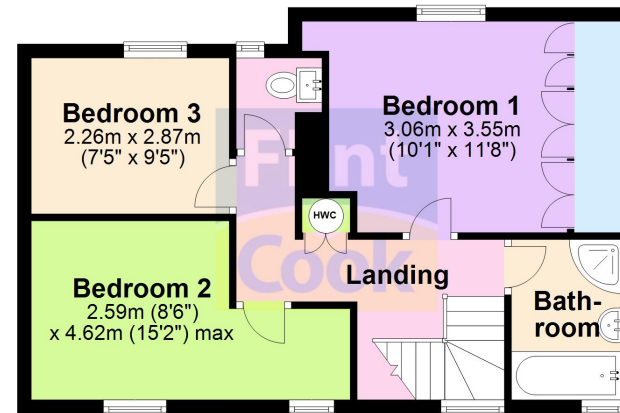
Ground Floor

Approx. 54.3 sq. metres (584.4 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.4 sq. feet)



Total area: approx. 99.3 sq. metres (1068.8 sq. feet)

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

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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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	80