

FOR  
SALE



73 Kempton Avenue, Bobblestock, Hereford HR4 9TU

£259,500 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## PROPERTY SUMMARY

Peacefully situated in this popular residential location on the north-west outskirts of the city, a well maintained 3 bedroom house offering ideal family accommodation. The property which is offered for sale with no onward chain has the added benefit of gas central heating, double glazing, private rear garden, off road parking and we recommend an internal inspection.

## POINTS OF INTEREST

- Popular residential location
- Well maintained 3 bedroom house
- Lounge, breakfast room/kitchen & dining/family room
- Private rear garden
- Ideal family home
- No Onward Chain



## ROOM DESCRIPTIONS

### Entrance Porch

With mat well, double glazed side window, useful store cupboard and partially glazed panel door through to the

### Lounge

With feature flooring, carpeted stair to the first floor, central heating thermostat, double glazed window to the front aspect with vertical blinds, feature fireplace with hearth and display mantle over, double radiator, dado rail, wall and centre lights and glazed panel door to the

### Kitchen/Breakfast Room

With single drainer sink unit, wall and base cupboards, ample work surfaces with tiled splash backs, vinyl flooring, space and plumbing for automatic washing machine, dishwasher and tumble drier, double glazed window overlooking the rear garden, panelled ceiling, space for cooker and upright fridge/freezer, breakfast bar with radiator below, double glazed double French doors to the rear patio.

### Dining/Family Room

With easy to maintain flooring, double radiator, dado rail, double glazed window overlooking the rear garden and useful store cupboard with hanging rail and shelving.

### First Floor Landing

With double glazed side window, access hatch to loft space, fitted carpet and door to

### Bedroom 1

With fitted carpet, radiator, 2 double glazed windows with vertical blinds, a range of fitted wardrobes and airing cupboard housing the updated gas central heating boiler.

### Bedroom 2

With fitted carpet, radiator, double glazed window to the rear.

### Bedroom 3

With fitted carpet, radiator, double glazed window to the rear and eye level store cupboard.

### Bathroom

With suite comprising bath with shower unit over and glazed screen, pedestal wash hand basin with mirror over, low flush WC, tiled floor and wall surround for easy maintenance, recessed spotlighting, extractor fan, ladder style radiator/towel rail.

### Outside

The front garden has been laid to chippings for easy maintenance with a driveway to the side providing offroad parking.

The original garage has been divided into two with the rear section now forming part of the dining/family room and the front with up and over door providing useful storage space.

To the immediate rear of the property there is a paved patio area providing the ideal entertaining space with steps leading onto the main garden which is mainly laid to lawn and enclosed by fencing for privacy.

### Services

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

### Outgoings

Council tax band C - £2,071 payable for 2024/2025

Water and drainage rates are payable.

### Directions

Proceed north out of Hereford on the A49 Leominster Road turning left at the Starting Gate roundabout onto Roman Road, after approximately 1/2 a mile turn left onto Kempton Avenue.

### Viewings

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

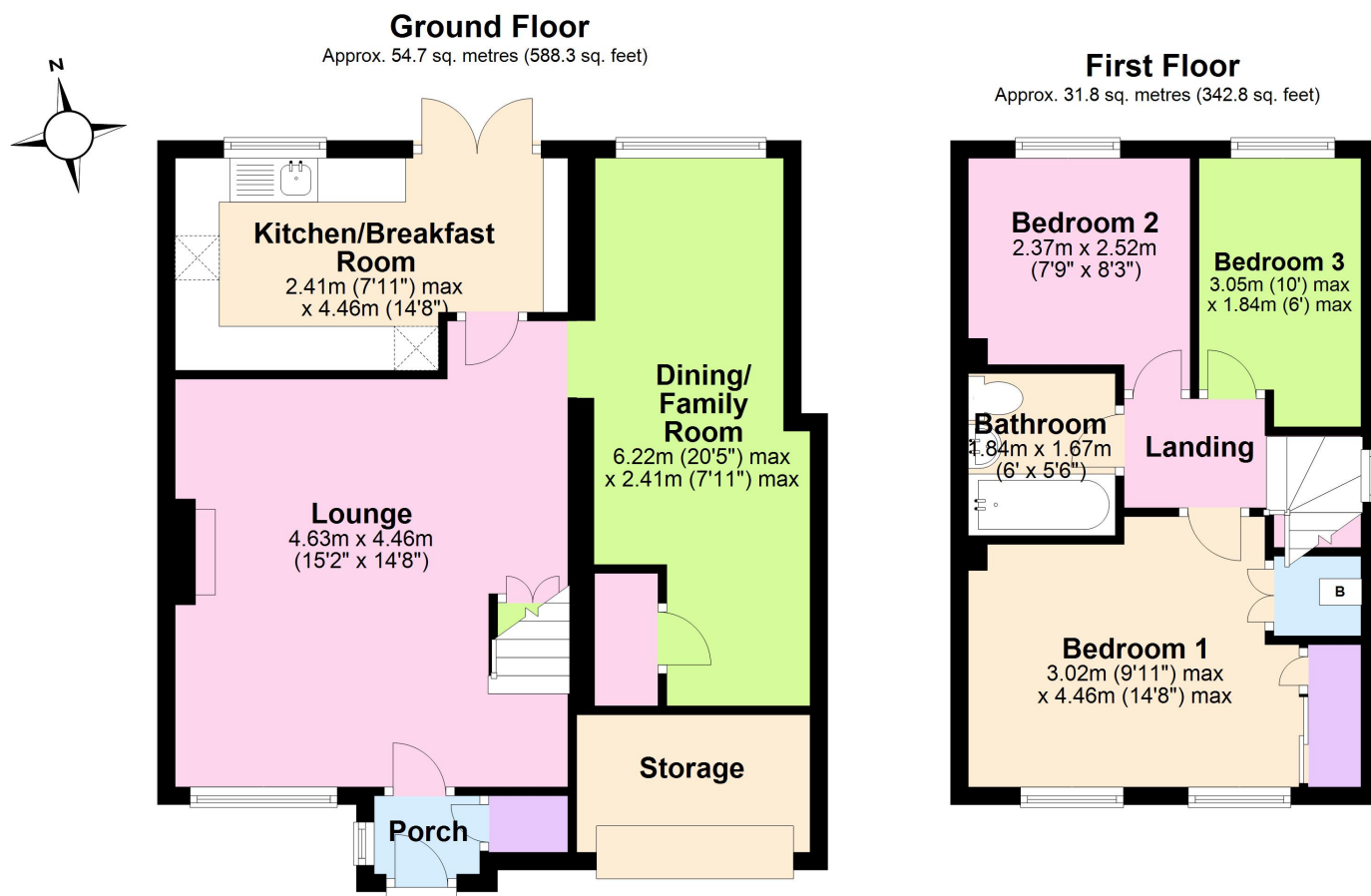
### Opening Hours

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.



Total area: approx. 86.5 sq. metres (931.1 sq. feet)

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

**73 Kempton Avenue, Hereford**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>73</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		