

FOR
SALE



43 Hebridean Gardens, Kingstone, Hereford HR2 9TT

£182,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular village location, an immaculately presented 2-bedroom semi-detached house offering ideal first-time buyer accommodation. The property has the added benefit of 2 double bedrooms, driveway parking, gas central heating and we highly recommend an internal inspection. The property is also being sold at 80% of the market value.

POINTS OF INTEREST

- *2 bedroom semi-detached house*
- *Popular residential location*
- *ideal first-time buyer*
- *Driveway parking and garden*
- *Must be viewed*
- *Well presented throughout*
- *80% of market value*
- *Need local connection to Herefordshire*



ROOM DESCRIPTIONS

Canopy porch

Entrance door to the

Entrance hall

Laminate flooring, radiator, carpeted stairs leading up, gas central heating control, door to the

Living room

Carpet, radiator, double-glazed window to front, ceiling light point, door to

Kitchen/dining room

A modern fitted kitchen with matching wall and base units, ample worksurface space, undercounter space for washing machine, space for free-standing fridge/freezer, 4-ring gas hob, electric oven and extractor over, cupboard housing the gas central heating boiler, recessed spotlights, double-glazed window and double-glazed doors leading out to the rear garden, door to

Downstairs WC

Low flush WC, wash hand basin with tiled splashback, fuseboard, radiator, laminate flooring, extractor, ceiling light point.

First floor landing

Carpet, radiator, loft hatch and doors to

Bedroom 1

Carpet, radiator, double-glazed window to front, gas central heating control, double built-in wardrobe with mirror-sliding doors.

Bedroom 2

Carpet, radiator, double-glazed window to rear.

Bathroom

Suite comprising panelled bath with mains fitment rainfall showerhead over, tiled surround, low flush WC, pedestal wash hand basin with tiled splashback, laminate flooring, extractor, recessed spotlights, opaque double-glazed window.

Outside

To the side of the property there is a tarmac driveway with electric vehicle charging point and providing off-road parking for several vehicles and pathway leading to the front door. The remainder of the front garden is laid to lawn with a border of hedging. There is access to the rear.

To the rear a paved patio area perfect for entertaining, with useful outside tap, the

remainder of the garden is laid to lawn and enclosed by fencing. Outside power points.

Services

All mains services are connected. Gas-fired central heating.

Outgoings

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

Agent's note

1. The property is sold at 80% share of the market value and there is an application process that would need to be made via Herefordshire Council.

2. Any prospective buyer has to be assessed by Strategic Housing at Herefordshire Council. This is to show evidence that they require Affordable Housing and will also need to have a local connection to Herefordshire.

Please email Strategic Housing - housingdevelopment@herefordshire.gov.uk

Viewing

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

Directions

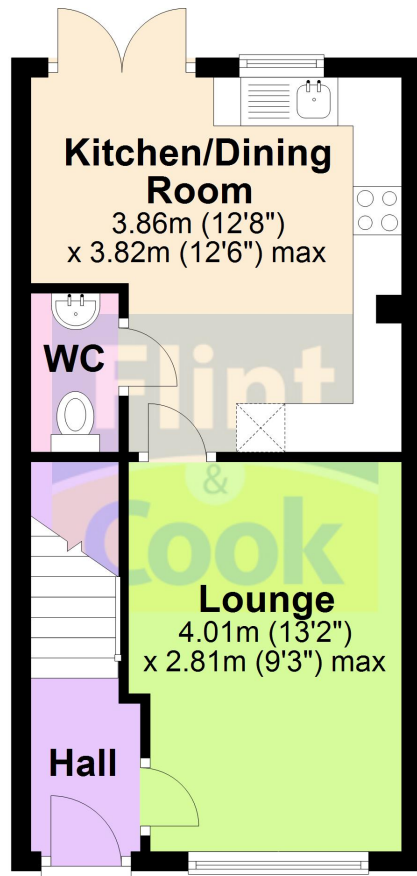
Proceed south out of Hereford over Greyfriars Bridge taking the 2nd exit at the Asda roundabout towards Belmont. Continue along Belmont Road to the Tesco roundabout taking the 2nd exit onto the A465 towards Abergavenny then take the right-hand turn signposted to Kingstone and Madley. Continue into the village of Clehonger and take the left-hand turn signposted for Kingstone, continuing into the village of Kingstone then taking the left-hand turn into Lagan Homes (Swaledale Road) continue to the T-junction taking the right-hand turn onto Romney Way and then taking the right-hand turn onto Hebridean Gardens and the property is situated on the right-hand side, as indicated by the Agent's FOR SALE board.

Money laundering regulations

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

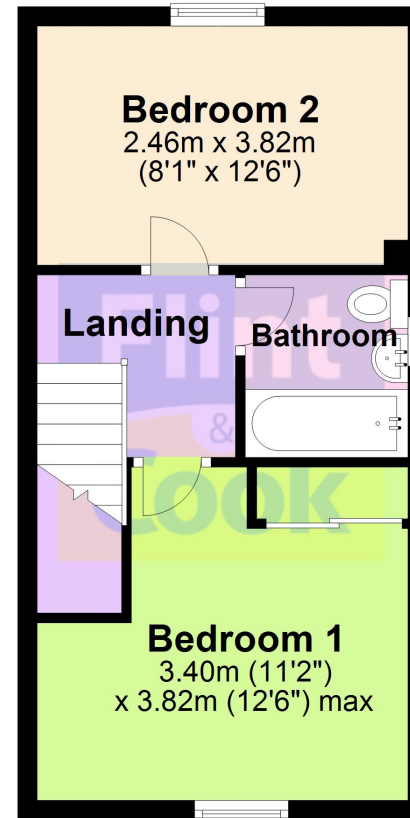
Ground Floor

Approx. 30.4 sq. metres (327.7 sq. feet)



First Floor

Approx. 30.4 sq. metres (326.7 sq. feet)



Total area: approx. 60.8 sq. metres (654.5 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		96
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			