

FOR
SALE



29 Romney Way, Kingstone, Hereford HR2 9TN

£335,000 - Freehold

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PROPERTY SUMMARY

Situated in this popular village location, a modern four bedroom detached house offering ideal family accommodation. The property which is immaculately presented throughout has the added benefit of gas central heating, double glazing, single garage with driveway and a south/west facing rear garden. The property internally has a spacious lounge, a superb modern kitchen with dining and family space opening on to the rear garden, with four bedrooms, 1 en-suite, bathroom and downstairs W/C. A viewing is highly recommended.

POINTS OF INTEREST

- *Modern detached house*
- *Popular village location*
- *4 bedrooms, 2 bath & downstairs W/C*
- *Fantastic open plan living space*
- *Driveway & single garage*
- *Ideal family home*



ROOM DESCRIPTIONS

Ground floor

Canopy porch with entrance door into

Entrance hallway

With karndean flooring, radiator, two ceiling light points, carpeted stairs leading up with useful under stair storage cupboard and doors to

Living room

A spacious lounge with fitted carpet, radiator, two ceiling light points and double glazed bay window to the front aspect.

Kitchen/dining/family room

An immaculately fitted kitchen with matching wall and base units, ample work surface space, 1 1/2 bowl sink and drainer unit with tiled splash back, 4 ring gas hob with extractor over, double electric oven, integrated fridge/freezer, under counter space for washing machine, double glazed window to the rear, radiator and recess spotlights. Ample space for a dining table and sofa making it the perfect family space with karndean flooring, ceiling light points, radiator and double glazed french doors to the rear.

Downstairs W/C

With low flush w/c, pedestal wash hand basin with tiled splash back, radiator, ceiling light point, vinyl flooring and extractor.

First floor landing

With fitted carpet, ceiling light point, radiator, loft hatch and doors to

Bedroom 1 with en-suite

With fitted carpet, radiator, ceiling light point, double glazed window to the front aspect, double built in wardrobe with mirrored sliding doors and door into

En-suite

With double width shower cubicle with mains fitment shower head over, part tiled surround, pedestal wash hand basin, low flush w/c, radiator, vinyl flooring and recess spotlights.

Bedroom 2

With fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect.

Bedroom 3

With fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect.

Bedroom 4

With fitted carpet, radiator, ceiling light point and double glazed window to the front aspect

Bathroom

Three piece white suite with panelled bath, part tiled surround, pedestal wash hand basin, low flush w/c, radiator, recess spotlights, extractor, vinyl flooring and radiator.

Outside

To the front a triple length tandem driveway with etc charging point, side access gate and up and over door to the garage. To the front there is a small lawn bed area with paved path to the front door.

To the rear a paved patio area with useful outside tap, the remainder of the garden is laid out lawn with ornamental plants and shrubbery. The rear garden is south west facing making it a fantastic sun trap, there is the side access gate and the rear garden is enclosed by fencing.

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 the property is situated on the right hand side before the turning for Hebridean Gardens.

Agents note

The property benefits from the remainder of a 10 year NHBC warranty. The property was constructed in 2022.

Services

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

Telephone (subject to transfer regulations).

Outgoings-

Council tax band E - £2959.39 for 2025/2026

Water and drainage rates are payable.

Viewings-

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

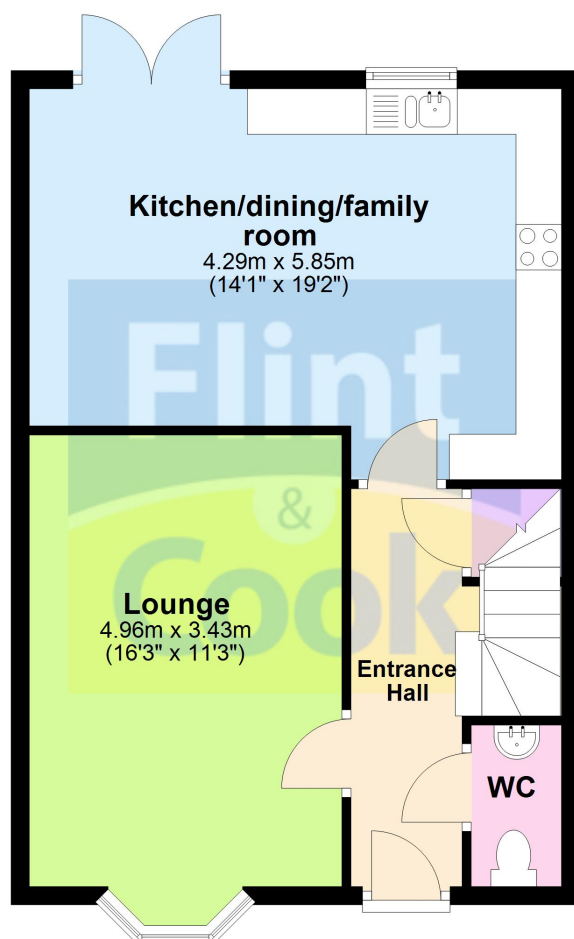
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations-

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

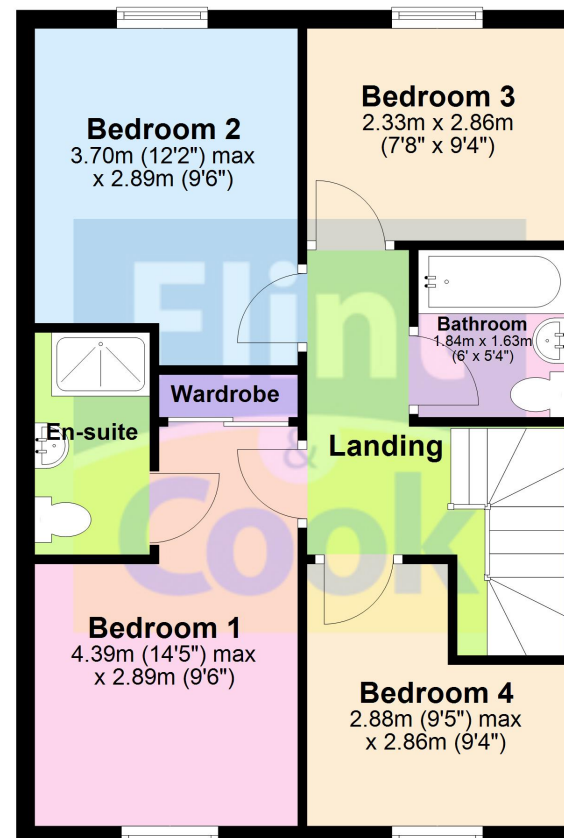
Ground Floor

Approx. 56.4 sq. metres (606.8 sq. feet)



First Floor

Approx. 51.1 sq. metres (550.2 sq. feet)



Total area: approx. 107.5 sq. metres (1157.0 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(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		