

FOR  
SALE



78 Hinton Road, Hereford HR2 6BN

£295,000 - Freehold

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## PROPERTY SUMMARY

Situated within easy reach of Hereford city centre, a deceptively spacious 3 bedroom older style semi-detached 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, modern kitchen and bathroom, a good sized rear garden and to fully appreciate this property we strongly recommend an internal inspection.

## POINTS OF INTEREST

- *Within easy reach of the City centre*
- *Deceptively spacious 3 bedroom demi-detached house*
- *2 receptions, modern fitted kitchen & downstairs WC*
- *Good sized rear garden*
- *Garage & ample parking*
- *Ideal family home*
- *No Onward Chain*



## ROOM DESCRIPTIONS

### Entrance Hall

With fitted carpet, coved ceiling, electric light and glazed panelled double doors through to the

### Spacious Reception Hall

With parquet flooring, radiator, coved ceiling, under stair storage cupboard, central heating thermostat, stairs to the first floor and glazed panelled door to the

### Lounge

With fitted carpet, dado rail, coved ceiling, a range of lighting, large double glazed bay window to the front aspect with bench seating and storage below, feature fireplace with hearth, display mantle and built in coal effect gas fire, double radiator.

### Dining Room

With fitted carpet, radiator, coved ceiling, feature fireplace with hearth, display mantle and built in coal effect living flame gas fire and double glazed double French doors with vertical blinds to the rear patio and garden.

### Modern Fitted Kitchen

With an extensive range of wall and base cupboards, 1 1/2 bowl sink unit with Qooker boiling water tap over, under cupboard lighting, feature flooring, recessed spotlighting, a range of integrated appliances including fridge/freezer, double oven and 4 ring hob with splash back and cooker hood over, radiator, double glazed side window, double glazed window and door to the rear and door to the

### Ground Floor Cloakroom

With low flush WC, tiled floor, wash hand basin with storage below, double glazed window and the wall mounted gas central heating boiler.

### First Floor Landing

With fitted carpet, double glazed window with vertical blinds, coved ceiling, access hatch to the loft space and door to

### Bedroom 1

With fitted carpet, radiator, double glazed way to the front aspect with Venetian blinds enjoying a fine outlook across the river Wye with fields in the distance and an extensive range of built in wardrobes and drawer units, bedside lights, coved ceiling.

### Bedroom 2

With fitted carpet, radiator, decorative wall, coved ceiling, double glazed window to the rear with vertical blinds and 2 built in double wadrobes.

### Bedroom 3

With fitted carpet, radiator, coved ceiling, space for wardrobes, double glazed window to the rear with vertical blinds.

### Bathroom

With suite comprising bath with a handheld shower attachment over low flush WC, pedestal wash hand basin with mirror fronted medicine cabinet over, separate shower cubicle with glazed door, radiator, vinyl flooring, partially tiled wall surround, coved ceiling, recessed spotlighting and double glazed window.

### Outside

To the immediate rear of the property there is a good sized brick paved patio providing the perfect entertaining space and with the rear garden virtually facing south it offers an ideal suntrap. The remainder of the good sized garden is mainly laid to lawn and is bordered by flowers and shrubs and is well enclosed for privacy. There is a useful side access gate, outside lighting, timber garden sheds and a summer house.

To the front there is a raised garden interspersed with flowers and shrubs and a brick paved driveway to the side allowing ample off road parking leading up to the

### Garage

With up and over door, power and light points, glazed side window, ample storage space, power and light points and access to the rear leading to another useful store shed.

### 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 south out of Hereford on the A49 Ross Road and turning left into Hinton Road and number 78 is on the left hand side as indicated by the agents for sale board.

### 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.



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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                   |   |  | EU Directive 2002/91/EC |  |