

FOR
SALE



8 Camelot Close, Hereford HR4 9XH

£269,950 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location an immaculately presented three bedroom semi detached house offering ideal first time buyer/small family accommodation. The property has the added benefit of gas central heating, double glazing, modern kitchen and bathrooms, garage, garden and driveway. We highly recommended an internal inspection.

POINTS OF INTEREST

- *Popular residential location*
- *Modern kitchen/diner & bathroom*
- *Ideal first time buyer or family home*
- *Single garage & double length driveway*
- *Semi detached house*
- *Immaculately presented*



ROOM DESCRIPTIONS

Canopy Entrance Porch

With meter cupboards and partially double glazed entrance door through to the

Reception Hall

Wood-strip flooring, radiator, carpeted staircase to the first floor, coved ceiling and access to the

Lounge

Large double glazed window to the front aspect, radiator, coved ceiling, wood-strip flooring, useful understairs store cupboard and archway through to the

Kitchen/Dining Room

With Butler-style sink and mixer tap over, range of wall and base cupboards, solid wood worksurfaces with splashbacks, double glazed window with roller blind overlooking the rear garden, plate-rack, built-in double oven and 4-ring hob with tiled splashback and cooker hood over, built-in dishwasher and washing machine, wood-strip flooring, double radiator, space for dining table, double glazed window and door to the rear patio and garden, under-cupboard lighting, central spotlighting.

Landing

Fitted carpet, access hatch to loft space, double glazed side window with blind, central heating thermostat and built-in airing cupboard with shelf.

Bedroom 1

Fitted carpet, radiator, double glazed window to the rear, recessed spotlighting, space for wardrobes.

Bedroom 2

Fitted carpet, radiator, double glazed window to the front aspect with roller blind, recessed spotlighting, decorative panelled wall.

Bedroom 3

Fitted carpet, radiator, recessed spotlighting, double glazed window to the front aspect.

Bathroom

Suite comprising P-shaped bath with shower unit over and glazed screen, pedestal wash hand-basin, low flush WC, tiled floor, double glazed window, ladder style towel rail/radiator, shaver socket, wall mounted mirror fronted medicine cabinet.

Outside

The rear of the property there is a paved patio area providing the perfect entertaining space which then leads onto the remainder of the garden which is partially laid to lawn with raised patio area, useful timber garden shed, further summerhouse/store and all enclosed by fencing to maintain privacy. There is also a useful side access gate and outside tap. To the front of the property, a double length driveway providing off-road parking leads up to the DETACHED SINGLE GARAGE with up-and-over door, power and light points, ample storage space and personal door to the rear. The front garden is laid to lawn with paved pathway leading to the front entrance door and continuing to the side to provide access to the rear.

Directions

Proceed west out of Hereford on Whitecross Road, at the Monument roundabout take the 4th exit onto Yazor Road, proceed along this road taking the right hand turning signposted Sherrington Drive and the first left onto Dabinett Avenue, then take the first left onto Camelot Close and the property is situated on the right hand side.

Outgoings

Council Tax Band C - Amount Payable £2,071 2024/25.
Water and drainage are payable.

Services

All mains services are connected. Gas fired central heating.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

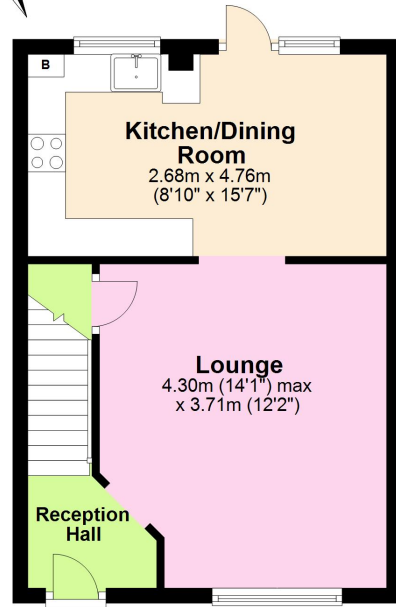
Money Laundering Regulations

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

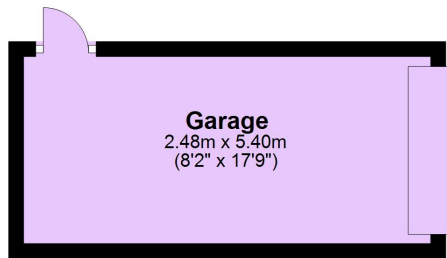
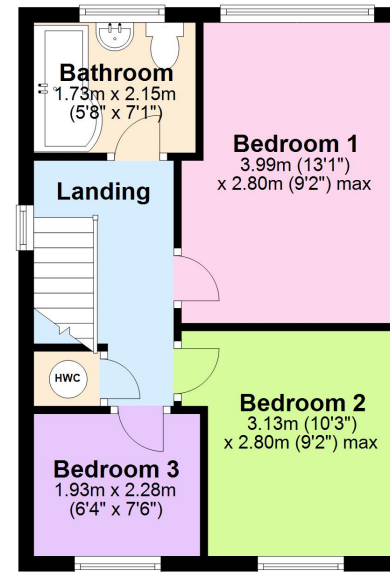
Opening Hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

Ground Floor
Approx. 47.1 sq. metres (506.9 sq. feet)



First Floor
Approx. 33.7 sq. metres (362.8 sq. feet)



Total area: approx. 80.8 sq. metres (869.7 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	89
(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