

FOR
SALE



19 Cotswold Drive, Kings Acre, Hereford HR4 0TG

Offers Over £300,000 - Freehold



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PROPERTY SUMMARY

Excellent detached house in popular location with 4 bedrooms, gas central heating, double glazing, good sized rear garden, garage, parking. Must be viewed.

POINTS OF INTEREST

- Popular residential location
- 4 Bedroom detached house
- Gas central heating, double glazing
- Good size rear garden
- Ideal family home
- NO ONWARD CHAIN



ROOM DESCRIPTIONS

Side entrance door through to the

Reception Hall

With radiator, central heating thermostat, stairs to the first floor and door to the

Downstairs Cloakroom

Low flush WC, pedestal wash hand-basin, tiled splashback, radiator, double glazed window.

Lounge

With 2 radiators, double glazed bay window to the front aspect, coved ceiling, range of wall lights, TV aerial point and floor mounted gas coal effect (not tested).

Dining Room

Radiator, double glazed window overlooking the rear garden and access to the

Fitted Kitchen

With 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, worksurfaces with tiled splashbacks, vinyl flooring, radiator, double glazed window and door to the rear garden, central spotlighting, built-in single oven and 4-ring hob with cookerhood over, space and plumbing for washing machine, space for fridge, pantry-style cupboard with shelving.

Landing

Radiator, double glazed side window, access hatch to loftspace and built-in airing cupboard.

Bedroom 1

Space for wardrobes, radiator, double glazed window to the front aspect.

Bedroom 2

Double glazed window to the rear, radiator, space for wardrobes.

Bedroom 3

Radiator, double glazed window to the front aspect.

Bedroom 4

Radiator, double glazed window to the rear.

Bathroom

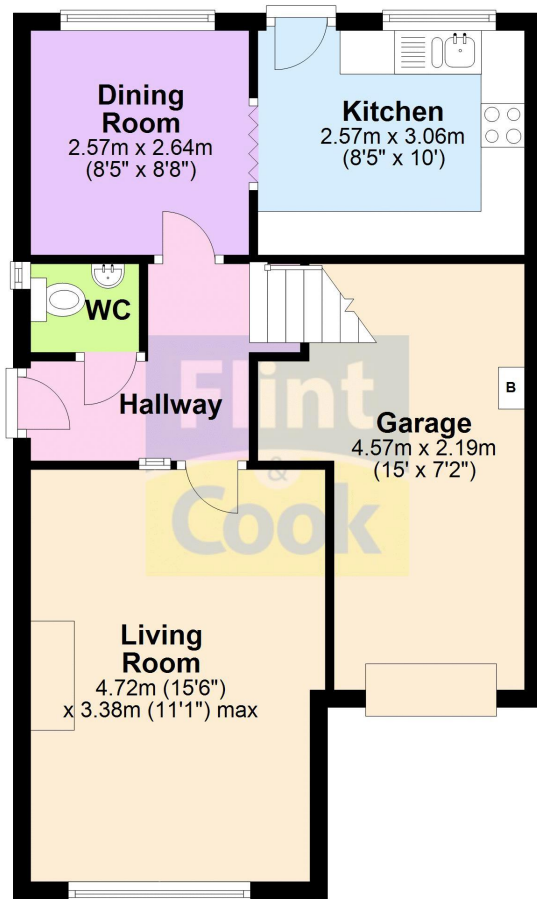
Suite comprising panelled bath with handgrips, tiled surround, shower unit over with glazed screen, pedestal wash hand-basin, low flush WC, radiator, partially tiled wall surround, wall mirror and shaver light and point over, double glazed window.

Outside

To the front of the property there is a lawned garden interspersed with flowers and shrubs with concrete driveway to the side providing off-road parking leading down to the GARAGE with up-and-over door, power and light points, ample storage space and the wall mounted gas central heating boiler. To the immediate rear of the property there is a paved patio area providing the perfect entertaining space and this leads onto the remainder of the garden which is laid to lawn, bordered by flowers and shrubs and enclosed by fencing. There is also a timber garden shed, greenhouse and side access.

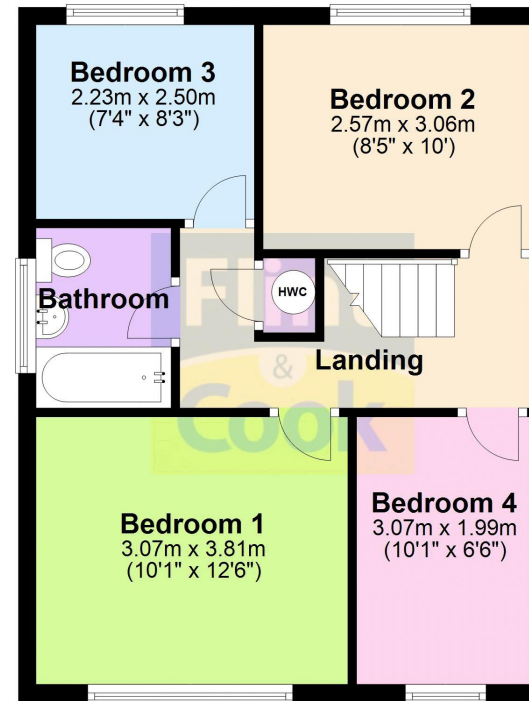
Ground Floor

Approx. 49.3 sq. metres (530.3 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.5 sq. feet)



Total area: approx. 92.8 sq. metres (998.8 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 | |
| (81-91) | B | 84 |
| (69-80) | C | |
| (55-68) | D | 59 |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |