

FOR
SALE



9 Kernal Road, Hereford HR4 0PR

£230,000 - Freehold

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

PROPERTY SUMMARY

This attractive modern end of terrace house is conveniently located in the popular Whitecross district less than a mile north west of Hereford city. There are excellent local amenities which include a range of shops, a doctors surgery, public houses, a squash/tennis club, bus service and both primary and secondary schools. Constructed in the 1990s, the property has spacious accommodation over 3 levels with gas central heating, double glazing, an integral garage, off road parking and an enclosed, easy to maintain garden.

POINTS OF INTEREST

- *Modern 3 storey house*
- *Popular residential location*
- *3 Bedrooms*
- *Gas central heating & double glazing*
- *Garage*
- *Enclosed garden*



ROOM DESCRIPTIONS

Recessed Porch

With door to the

Entrance Hall

With radiator, staircase leading to the first floor and door to the garage.

Ground Floor Cloakroom

With WC, wash hand basin , radiator and window.

First Floor Landing

Radiator

Lounge

With laminate flooring, two radiators, two windows to the front

Kitchen

Fitted with a range of base and wall units, a breakfast bar, tiled floor, sink unit, plumbing for a washing machine, built in electric oven, 4 ring gas hob with extractor hood, wall mounted gas fired central heating boiler, window to the rear

Staircase from the First Floor Landing Leads to

Second Floor Landing

With smoke alarm, hatch to the roof space and doors to

Bedroom 1

With radiator, two windows to the front.

Bedroom 2

With radiator, two radiators to the rear and a built in storage cupboard,

Bathroom

With white suite comprising bath with mixer tap and mains shower and glass screen, wash hand basin with storage cupboards under, WC, extractor fan, down lighters, cupboard housing the hot water cylinder.

Outside

To the front of the property is a tarmacadam drive leading to the integral garage with up and over door and having power and light points, electric fuse board.

The rear garden is enclosed by fencing, has a sundeck and artificial grass and there is a pedestrian gate providing rear access.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations).

Outgoings

Council tax band C - £2,050.97 payable for 2024/2025

Water and drainage rates are payable.

Directions

From Hereford proceed on the A438 towards Brecon (Whitecross Road) and then just past the Whitecross Fish Bar, turn left into Ryeland Street, take the first turn on the left into Kernal Road and the property is located on the left hand side.

Viewings

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

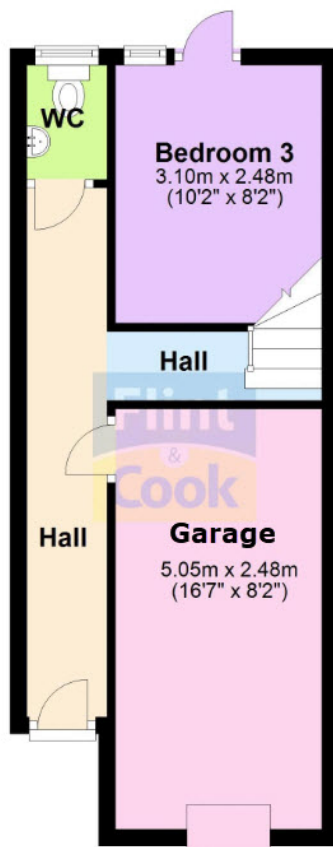
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

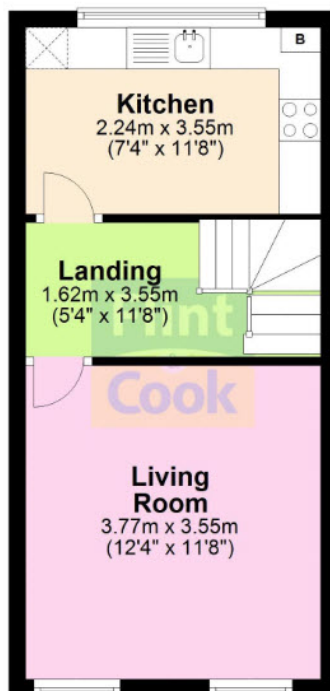
Ground Floor

Approx. 31.5 sq. metres (339.2 sq. feet)



First Floor

Approx. 27.8 sq. metres (298.8 sq. feet)



Second Floor

Approx. 27.7 sq. metres (298.3 sq. feet)



Total area: approx. 87.0 sq. metres (936.2 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A		84	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	68		
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			