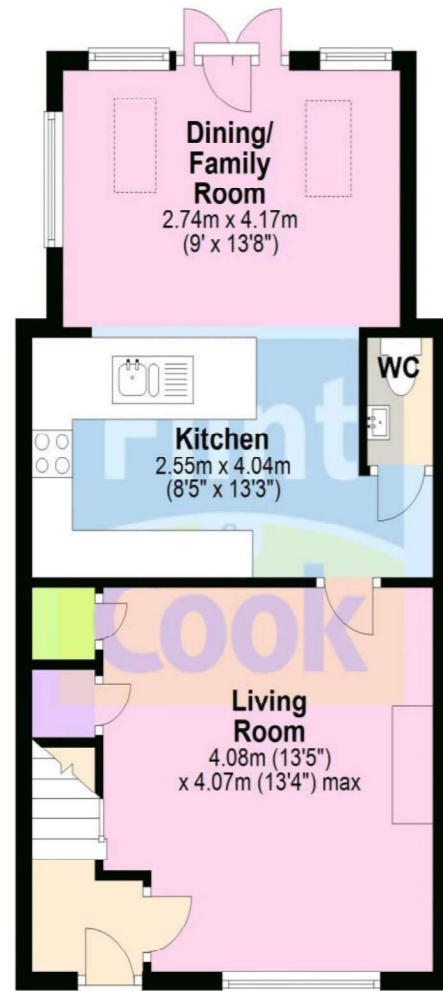


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

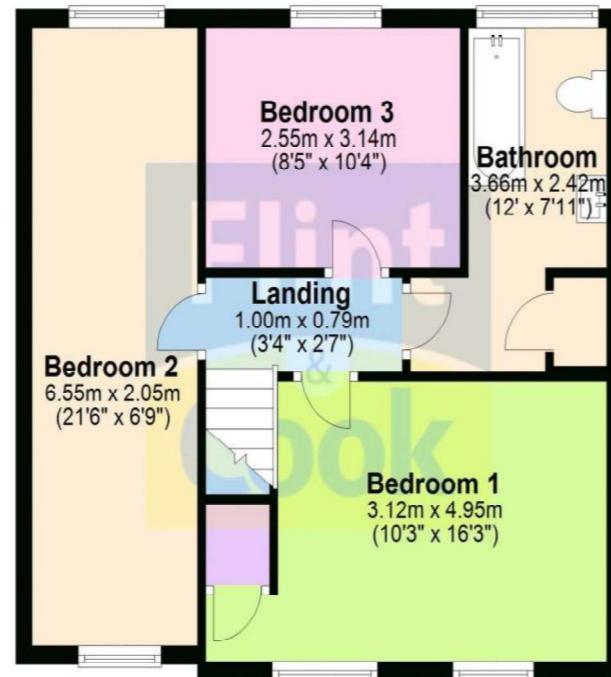
### Ground Floor

Approx. 45.2 sq. metres (486.8 sq. feet)



### First Floor

Approx. 47.8 sq. metres (514.5 sq. feet)



Total area: approx. 93.0 sq. metres (1001.2 sq. feet)

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



89 Kingsway Hereford HR1 1HB

£275,000

- Immaculately presented extended accommodation
- Driveway parking
- Gas central heating & double glazing
- Popular residential location
- Must be viewed
- 3 bedroom end terraced house

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## 89 Kingsway Hereford Herefordshire HR1 1HB

Situated within this well-established residential location, an immaculately presented 3 bedroom extended end-terraced house offering ideal first time buyer/family accommodation.

The property has the added benefit of gas central heating, double glazing, driveway parking, enclosed rear garden, 3 double bedrooms, good size living accommodation and we highly recommend an internal inspection.

Hereford City centre is within easy reach and there is a wide range of amenities available nearby including primary and secondary schools, further education colleges, shops and daily bus services.

In more detail, the superb accommodation comprises:-

### Ground floor

#### Canopy Porch

With uPVC front entrance door into the

#### Entrance Hallway

Wooden flooring, radiator, carpeted staircase leading to the first floor, fuseboard, meter cupboard, hooks for coat storage and door leading into the

#### Living Room

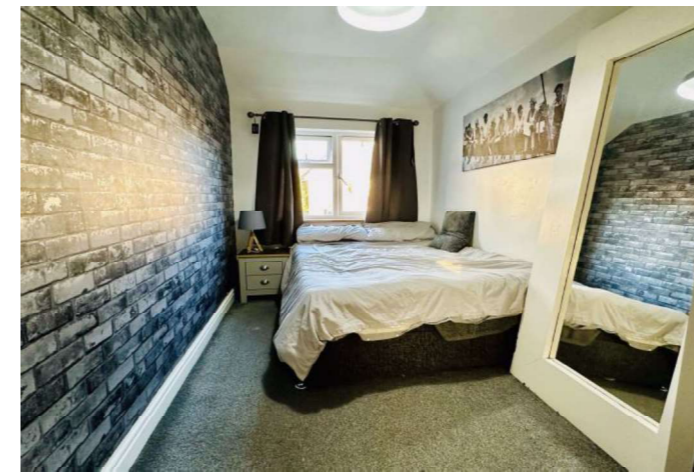
Double glazed window to the front, radiator, engineered oak flooring, 2 understairs storage cupboards, log-effect electric fireplace with fitted wooden shelving in the recess and door leading through to the

#### Open-Plan Kitchen/Dining/Living Space

A beautifully presented **Kitchen** with matching wall and base units and ample worksurfaces, integrated appliances to include electric oven and gas hob with extractor over, fridge/freezer, dishwasher and washing machine/dryer, wooden flooring, Worcester Bosch gas central heating boiler, contemporary upright radiator. **Dining/Family Space** with wooden flooring, 3 double glazed windows and double glazed French doors into the rear garden, radiator and 2 Velux windows, fitted wall lights and door to the

#### Downstairs WC

Wooden flooring, low flush WC and wash hand-basin.



### First floor

#### Landing

Fitted carpet, smoke alarm, loft hatch and doors to

#### Bedroom 1

Fitted carpet, 2 double glazed windows to the front aspect, radiator and built-in storage cupboard.

#### Bedroom 2

Fitted carpet, dual aspect double glazed windows to the front and rear and radiator.

#### Bedroom 3

Fitted carpet, radiator and double glazed window to the rear aspect.

#### Bathroom

Suite comprising panelled bath, low flush WC, pedestal wash hand-basin, opaque double glazed window to the rear aspect, radiator, built-in airing cupboard.

#### Outside

To the front of the property there is a paved driveway with parking for 2 vehicles with paved steps leading down to the front entrance door and to the side access. To the rear there is a large paved patio area providing the perfect entertainment space, with the remainder of the garden laid to lawn and bordered by shrubs, all enclosed by fencing to maintain privacy.

#### Agent's Note

The neighbouring properties have Right of Access across the garden of number 89 Kingsway.

#### General information

##### Services

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

##### Outgoings

Council tax band B - payable 2023/24 £1712.95

Water and drainage - rates are payable.



#### Tenure & possession

Freehold - vacant possession on completion.

#### Directions

Proceed north out of Hereford City along Commercial Road, crossing over the railway bridge and taking the 1<sup>st</sup> left into Barrs Court Road. At the mini roundabout take the 2<sup>nd</sup> left into Kingsway and number 89 is located on the left hand side. **What3words - carry.themes.with**

#### Viewing

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

#### Money laundering regulations

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

#### Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

#### Opening hours

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

