

FOR
SALE



Gladstone House, Kingstone, Hereford HR2 9HE

£315,000 - Freehold

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

PROPERTY SUMMARY

Pleasantly situated in the heart of this popular village location, a deceptively spacious 3 bedroom detached older-style house offering ideal family accommodation. The property, which is offered For Sale with no onward chain, has the added benefit of oil central heating, generously sized living accommodation, good size rear garden, large garage and driveway and to fully appreciate this property we recommend an internal inspection.

POINTS OF INTEREST

- Popular village location
- Deceptively spacious 3 bedroom older-style detached house
- 3 Receptions, breakfast kitchen & utility/shower
- Good size garden & large garage
- Ideal family home
- No onward chain



ROOM DESCRIPTIONS

Recessed Entrance Porch

Glazed side windows and feature door through to the

Entrance Hall

Fitted carpet, stairs to the first floor and door to the

Study/Downstairs Bedroom

Fitted carpet, double radiator, 2 double glazed windows to the side, wall shelving, understairs storage space.

Reception Hall

Fitted carpet, double radiator, wall lights, turning carpeted staircase to the first floor, double glazed window to the front aspect and door to the

Large Living Room

Fitted carpet, 2 double radiators, double glazed windows to the front aspect, exposed timbers, feature fireplace with hearth, display mantel and woodburning stove, recessed storage with shelving and lighting and steps to the

Dining Room

Fitted carpet, double radiator, double glazed window overlooking the rear garden and double glazed double French doors to the front.

From the Lounge, there is access to the

Breakfast Kitchen

With Butler-style sink with mixer tap over, range of base cupboard with solid wood worksurfaces over and splashbacks, vinyl flooring, radiator, space for breakfast table, partial panelled walling, recessed spotlighting, double glazed window overlooking the rear garden, space for appliances, pantry-style cupboard, access to the rear garden and glazed panelled door to the

Utility/Shower Room

With corner shower cubicle and glazed door, low flush WC, pedestal wash hand-basin, space and plumbing for washing machine and tumble dryer, vinyl flooring, partial panelled walling, 2 double glazed windows to the rear, ladder style towel rail/radiator, exposed timbers.

From the Reception Hall, a turning carpeted staircase leads up to the

First floor landing

Fitted carpet, double glazed window to the rear and door to the

Dressing Room/Bedroom 3

Fitted carpet, radiator, double glazed window to the front aspect, airing cupboard and sliding door to

Bedroom 1

Fitted carpet, double radiator, double glazed windows to the side and rear, built-in wardrobes with sliding doors and separate staircase to the Entrance Hall.

Bedroom 2

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

Bathroom

With suite comprising panelled bath, pedestal wash hand-basin, low flush WC, partial panelled walling, double glazed window, recessed spotlighting, vinyl flooring.

Outside

To the front of the property there is an attractive lawned garden with ornamental fishpond, flower borders, mature trees and all enclosed by hedging for privacy. A large drive to the side provides ample off-road parking facilities and leads up to the LARGE DETACHED GARAGE with power and light points, ample storage space and glazed side window. To the immediate rear of the property there is a good size 2-tier paved patio area offering the perfect entertaining space with steps then leading onto the remainder of the raised garden which is laid to lawn and interspersed with a variety of mature flowers and shrubs and all well enclosed by high hedging to maintain privacy. There is a useful store-shed/summerhouse in the far corner of the garden and then, in the other corner, there are steps leading up to a LOG CABIN/SUMMERHOUSE with power.

Services

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

Outgoings

Council tax band E - payable 2024/25 £2810.72

Water and drainage - rates are payable.

Money laundering regulations

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

Viewing

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

Directions

Proceed south out of Hereford City on the A465 Abergavenny Road, on reaching the Locks Garage in Allensmore turn right as signposted to Kingstone and on entering the village of Kingstone, Gladstone House is on the right hand side, just after passing the public house and shop. What3words - visa.clockwork.functions



First Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		21
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		