

FOR  
SALE



50 Huntsmans Drive, Kings Acre, Hereford HR4 0PN

Offers Over £175,000 - Freehold

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## PROPERTY SUMMARY

Peacefully situated in this popular residential location, a recently refurbished 1-bedroom end-terraced house offering ideal first time buyer accommodation. The property, which is offered For Sale with no onward chain, has the added benefit of gas central heating, double glazing, newly fitted kitchen and we recommend an internal inspection.

## POINTS OF INTEREST

- *Highly sought-after location*
- *Double bedroom with built-in wardrobes*
- *Gas central heating & double glazing*
- *Ideal for first time buyers*
- *New carpets throughout*
- *Recently installed kitchen*
- *New facias installed 2023*
- *Recently refurbished end of terrace house*



## ROOM DESCRIPTIONS

### Canopy Porch

With meter cupboard and uPVC entrance door through to the

### Entrance Hall

With easy to maintain flooring, radiator, coved ceiling and archway to the

### Newly Fitted Kitchen

Single drainer sink unit and mixer tap over, range of wall and base cupboards, ample worksurfaces with splashbacks, built-in single oven and 4-ring gas hob with splashback and cookerhood over, space and plumbing for washing machine, built-in fridge, double glazed window to the front aspect with Venetian blind, wall mounted gas central heating boiler (fitted 2016).

### Living Room

Newly fitted carpet, understairs store cupboard, double radiator, turning carpeted staircase to the first floor, feature fireplace with hearth, display mantel and electric coal-effect fire, double glazed window and door to the rear garden.

### First floor landing

Newly fitted carpet, access hatch to loft space and large walk-in store cupboard.

### Bedroom

Newly fitted carpet, radiator, double glazed window to the rear, built-in store/airing cupboard with ample shelving and built-in double wardrobe with sliding doors.

### Shower Room

Suite comprising corner shower cubicle with glazed door, pedestal wash hand-basin, low flush WC, easy to maintain flooring, radiator, wall mirror with shaver light and point over, double glazed window

### Outside

To the front of the property there is a small garden with paved pathway leading to the front entrance door and an allocated parking space immediately to the front. To the immediate rear of the property there is a paved patio area leading onto the remainder of the garden which is laid to lawn, bordered by flowers and shrubs and enclosed by fencing. There is also a useful timber garden shed with power and light.

### Services

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

### Outgoings

Council tax band A - payable 2024/25 £1538.23  
Water and drainage - rates are payable/metered supply.

### Money laundering regulations

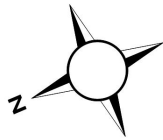
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Viewing

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

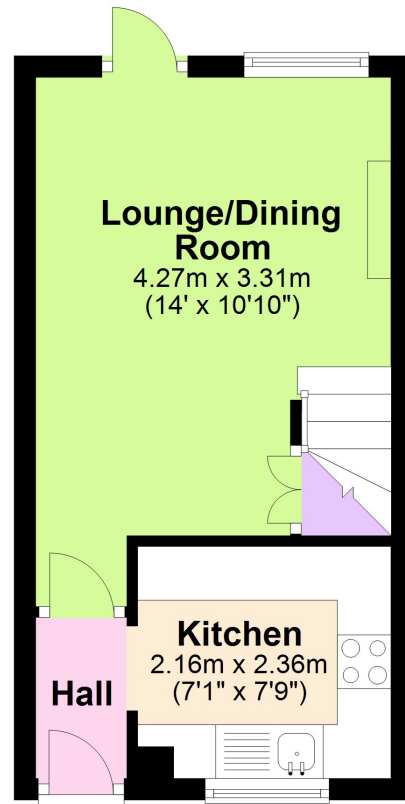
### Directions

Proceed west out of Hereford City along Whitecross Road, taking the 2nd exit at the Monument roundabout onto Kings Acre Road. After approximately 1 mile, turn left into Huntsmans Drive. What3words -cowering.learning.wreck



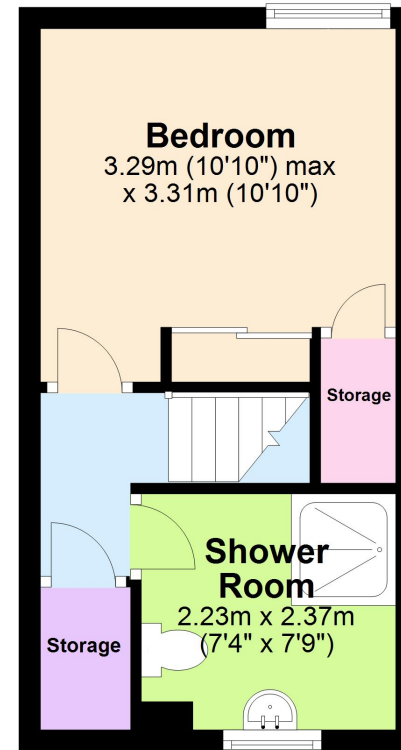
### Ground Floor

Approx. 21.6 sq. metres (232.7 sq. feet)



### First Floor

Approx. 21.6 sq. metres (232.8 sq. feet)



Total area: approx. 43.2 sq. metres (465.4 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

## 50 Huntsmans Drive, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			