

UNDER  
OFFER



8 Kinnersley Close, Hereford HR2 7DY

£179,500 - Freehold

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## PROPERTY SUMMARY

Peacefully situated on the southern outskirts of the city, a spacious 3 bedroom terraced house offering ideal first time buyer/family accommodation. The property which is offered for sale with no onward chain has the added benefit of gas central heating, ground floor WC, generously sized living accommodation and we recommend an internal inspection.

## POINTS OF INTEREST

- *Southern outskirts of the City*
- *Spacious 3 bedroom terraced house*
- *2 reception rooms, fitted kitchen & downstairs WC*
- *ideal family/first buyer accommodation*
- *No onward chain*
- *Must be viewed*



## ROOM DESCRIPTIONS

### Entrance Porch

Accessed through a uPVC entrance door and having double glazed windows, storage space and a glazed panelled door through to the

### Reception Hall

With radiator and display shelf over, fitted carpet, under stairs storage area, carpeted staircase to the first floor and central heating thermostat.

### Lounge

With fitted carpet, radiator, large double glazed windows to the front aspect, coved ceiling, a range of wall lights, fire surround with hearth, display mantle, side shelving and gas coal effect living flame gas fire (not tested), glazed panelled sliding doors through to the

### Dining Room

With vinyl flooring, radiator, double glazed sliding patio door to the rear garden and coved ceiling.

### Fitted Kitchen

With single drainer sink unit with mixer tap over, a range of wall and base cupboards, work surfaces with tiled splash backs, vinyl flooring, built in oven and 4 ring gas hood with cooker hood over, access door from the reception hall, partially glazed door to the

### Rear Porch/Utility Room

With power and light points, plumbing for a washing machine, uPVC door to the rear garden and door to the

### Ground Floor WC

With low flush WC, double glazed window and wall mounted electric heater.

### First Floor Landing

With fitted carpet and door to

### Bedroom 1

With fitted carpet, radiator, double glazed window to the rear, coving, large built in wardrobe with sliding doors and boiler/airing cupboard to the side.

### Bedroom 2

With access hatch to the loft space, double glazed window to the front aspect, radiator and coved ceiling,

### Bedroom 3

With radiator, coved ceiling, double glazed window to the front aspect and a built in bed unit with storage below.

### Outside

Immediately to the rear of the property there is a decked area providing the perfect entertaining space which leads onto a paved area with access to a lawned area with high hedging and fencing for privacy and a useful rear access gate. There is also an outside tap, lighting and a brick built store sheds.

To the front is a small enclosed garden laid with decorative stone for easy maintenance and edged with with borders, a paved path leads to the front door.

### Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

### Outgoings

Council tax band B - £1,794.59 payable for 2024/2025

Water and drainage rates are payable.

### Directions

Proceed south out of Hereford city on the A465 (Belmont Road), turn left opposite McDonald's into Goodrich Grove, 2nd right into Brampton Road, after approximately 800 yards turn right into Kinnersley Close.

### Viewings

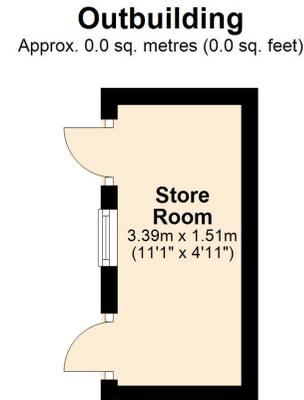
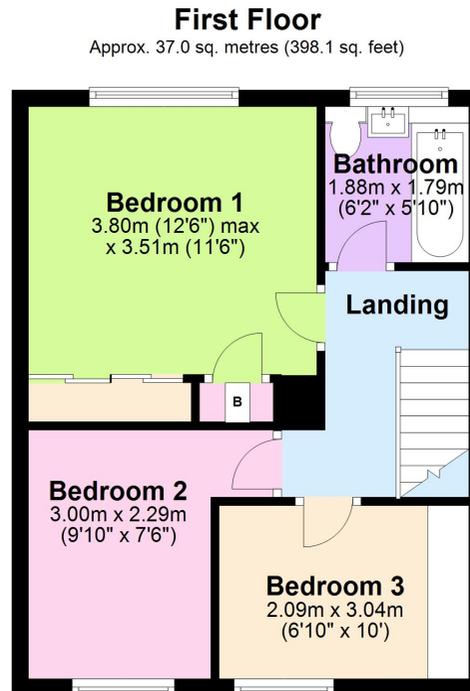
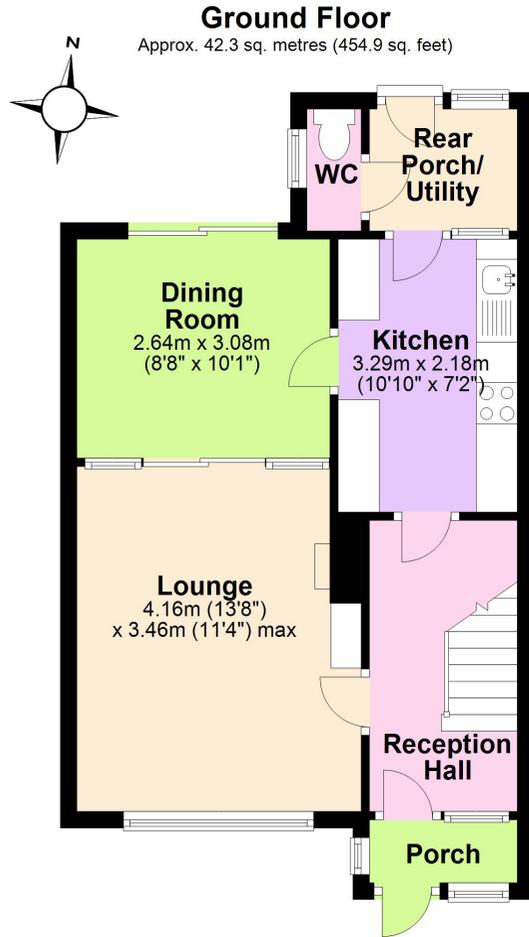
Opening Hours

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.



Total area: approx. 79.2 sq. metres (853.0 sq. feet)  
**8 Kinnersley Close, Hereford**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>84</b>
(69-80)	<b>C</b>	<b>70</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		