

FOR
SALE



18 Hebridean Gardens, Kingstone, Hereford HR2 9TT

£285,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular village location, a 3 bedroom semi-detached house completed in 2023. The property has the added benefit of 3 bedrooms (master with en-suite), driveway parking, kitchen/diner, living room, a private southwest-facing rear garden and also benefits from the remainder of the 10 year NHBC warranty. The village of Kingstone has a range of amenities nearby and the City of Hereford lies approximately 6 miles where further amenities are available.

POINTS OF INTEREST

- *Semi-detached house*
- *Popular village location*
- *3 Bedrooms (master with en-suite)*
- *Immaculately presented throughout*
- *Driveway parking*
- *Good size rear garden*
- *Must be viewed!*
- *Good local amenities*



ROOM DESCRIPTIONS

Canopy Porch

With composite entrance door leading into the

Reception Hall

With Karndean flooring, radiator, useful understairs storage cupboard, carpeted stairs leading to the first floor, smoke alarm, central heating thermostat for the ground floor and doors to the

Downstairs WC

With low flush WC, wash hand-basin with tiled splashback, radiator, fuseboard, opaque double glazed window to the front aspect and Karndean flooring.

Kitchen/Dining Room

Kitchen fitted with matching wall and base units, ample worksurfaces, 1½ bowl stainless steel sink and drainer unit, double electric oven, gas hob and extractor over, under-counter space for washing machine and space for free-standing fridge/freezer, space for a cupboard to be removed and dishwasher to be in its place, cupboard housing the Ideal Logik gas central heating boiler, double glazed window to the front aspect, Karndean flooring, recessed spotlighting to the kitchen area, radiator and ceiling light point to the Dining Area.

Living Room

Karndean flooring, 2 radiators, double glazed window to the rear aspect and double glazed French doors leading out onto the patio area.

First floor landing

Fitted carpet, radiator, loft hatch, smoke alarm and doors to

Master Bedroom

Fitted carpet, double built-in wardrobe with sliding mirrored doors, radiator and double glazed window overlooking the rear garden and door leading into the EN-SUITE SHOWER ROOM with double-width cubicle with mains fitment rainfall showerhead over and glass sliding door with tiled surround, pedestal wash hand-basin, low flush WC, radiator, Karndean flooring, recessed spotlighting and extractor.

Bedroom 2

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

Bedroom 3

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

Bathroom

Suite comprising panelled bath, pedestal wash hand-basin, low flush WC, radiator, recessed spotlighting, extractor, opaque double glazed window with fitted blind to the front aspect and Karndean flooring.

Outside

To the front of the property, there is a small area of lawn for easy and low maintenance with a paved pathway leading up to the front door. To the side of the property there is a tarmac driveway with parking for 2/3 vehicles (with electric car-charging point) and there is a side access gate leading to the rear garden where there is a patio area - perfect for entertaining with the remainder of the garden laid to lawn and enclosed by fencing to maintain privacy. There is a small area of gravel with 2 outside wooden storage sheds. Outside tap. With rear of the garden facing south-west, it provides an ideal suntrap and a private space.

Services

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

Outgoings

Council tax band C - payable 2024/25 £2044.16
Water and drainage - 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

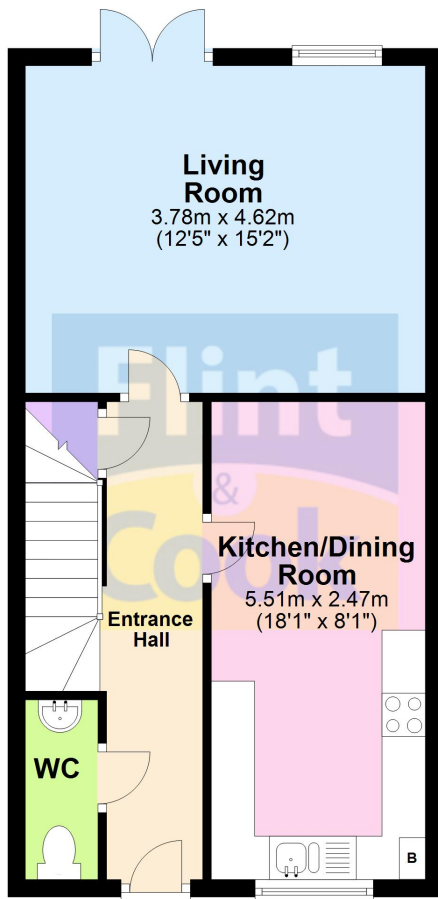
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

Proceed south out of Hereford City over Greyfriars Bridge, taking the 2nd exit at the Asda roundabout towards Belmont. Continue along Belmont Road, taking the 2nd exit over the roundabout towards Abergavenny. Then take the right hand turning signposted for Kingstone and Madley. Continue along this road into the village of Clehonger, taking the left turn for Kingstone. Continue along this road into the village of Kingstone and take the left hand turn for Lagan Homes and Swaledale Road, continue along this road to the T-junction and turn right onto Romley Way. Continue along Romley Way taking the right hand turn for Hebridean Gardens, continue along this road and around to the left hand side and the property is located on the right hand side. What3words - owners.falls.thundered

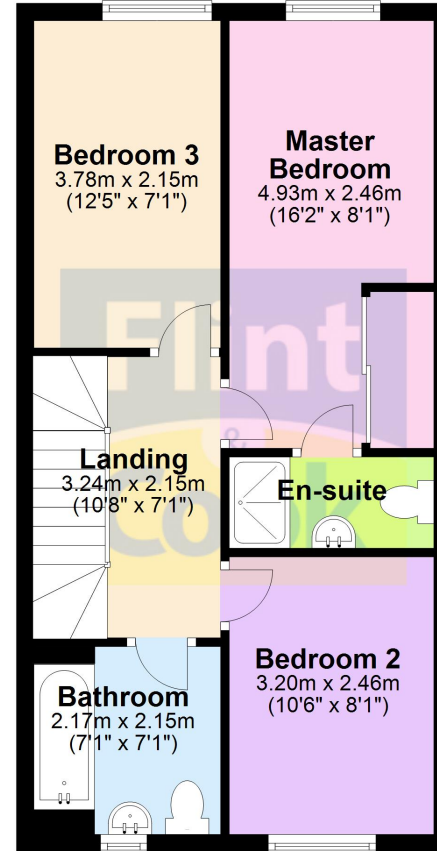
Ground Floor

Approx. 43.3 sq. metres (466.3 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.3 sq. feet)



Total area: approx. 87.5 sq. metres (941.6 sq. feet)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	95
(81-91)	B	84
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		