

FOR
SALE



126 Hinton Road, Hereford HR2 6BW

£265,000 - Freehold

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PROPERTY SUMMARY

Situated in this popular residential location a short distance out of Hereford city and just a short walk from Hereford city centre a well presented and extended 3 bedroom semi-detached house offering ideal first time buyer / small family accommodation.

The property has the added benefit of a ground floor extension, modern fitted kitchen, open plan sitting /dining area, 3 bedrooms, private rear garden, garage and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Extended ground floor accommodation*
- *Semi detached house*
- *3 Bedrooms*
- *Ideal first buyer/small family accommodation*
- *Garage, garden and driveway parking*
- *Well presented must be viewed*



ROOM DESCRIPTIONS

Ground Floor

Canopy porch with UPVC glazed double entrance door leading into the

Entrance Hall

With wooden flooring, radiator, double glazed window to the side aspect, useful understairs storage, carpeted stairs leading up, gas central heating thermostat, ceiling light point, space for coat storage and door leading into the

Extended Kitchen / Dining Room

Fitted with matt matching wall and base units, ample work surface space, integrated electric oven, integrated combi microwave, integrated fridge/freezer, 4 ring induction hob with extractor above, integrated dishwasher, integrated washing machine, wooden flooring throughout, 2 ceiling light points, 2 Velux windows, 2 double glazed windows to the side aspect, sink and drainer unit with tiled splash backs, double glazed windows and double glazed French doors leading out to the rear garden, radiator and double doors leading into the open plan living / dining space.

Living / Dining Space

With exposed wooden floor boards, 2 radiators, double glazed bay window to the front aspect, 2 ceiling light points, feature wood burning stove with tiled hearth and oak wooden mantle over and door leading back into the kitchen.

First Floor Landing

With fitted carpet, loft access hatch, double glazed window to the side aspect, ceiling light point.

Bedroom 1

With exposed floor boards, radiator, ceiling light point and double glazed window to the rear aspect, built in cupboard with fitted wooden shelving.

Bedroom 2

With exposed wooden floor boards, radiator, double glazed window to the front aspect, ceiling light point.

Bedroom 3

With fitted carpet, radiator, double glazed window to the front aspect, ceiling light point and built in wardrobe/cupboard with hanging rail and fitted wooden shelving sitting over the bulkhead.

Cloakroom

With low flush WC, wash hand basin with tiled splashback, tiled floor, chrome heated towel rail, double glazed window and ceiling light point.

Bathroom

With panelled bath and electric shower over, bi-folding screen, tiled surround, wash hand basin with storage under and tiled splashback, double glazed window and tiled floor.

Outside

To the front a concrete and tarmac driveway providing offroad parking for several vehicles with a lawned area to the side. There is side access gate leading to the rear and access to the up and over garage door.

To the rear a relatively low maintenance garden with several low maintenance areas including a paved patio, gravelled area, concreted area and a larger area of lawn. There is an outside wooden storage shed, personal door to the rear of the garage which has electric and light.

To the rear there is a border of ornamental shrubs and trees and the rear garden is enclosed by fencing.

Directions

Proceed south out of Hereford over Greyfriars Bridge then taking the left hand turning towards Ross-on-Wye, take the first left turning after the Wealth Club onto Hinton Road, continue along Hinton Road, straight over the mini-roundabout towards Holme Lacy Road and the property is situated just a short distance on the right hand side as indicated by the agents sale board.

Services

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

Outgoings

Council tax band - £2,050.97 payable 2024/2025

Water and drainage - rates are payable.

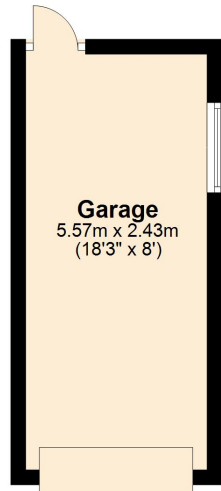
Viewings

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

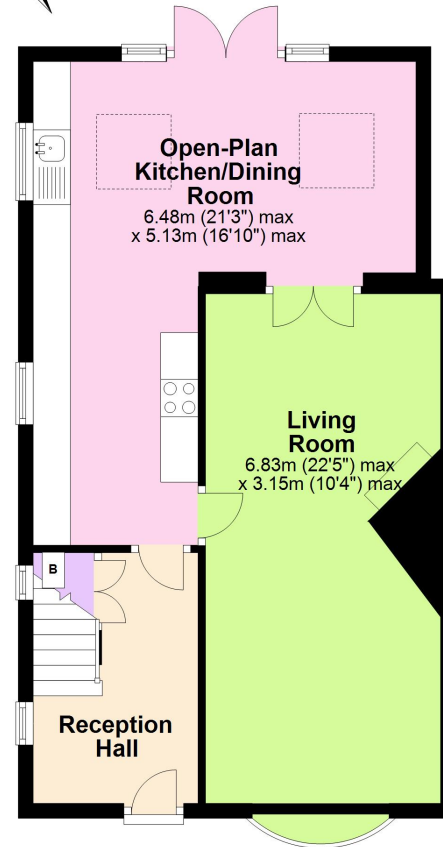
Money Laundering Regulations

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

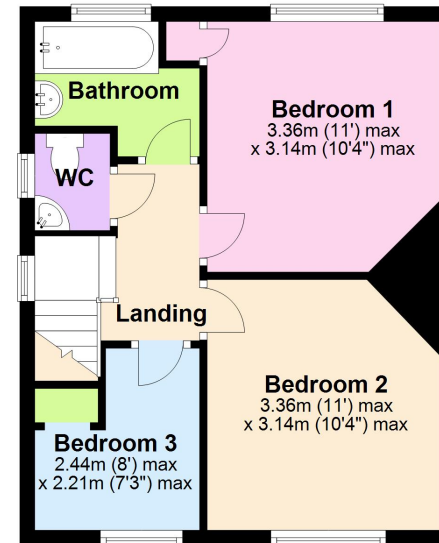
Garage
Approx. 0.0 sq. metres (0.0 sq. feet)



Ground Floor
Approx. 53.0 sq. metres (570.3 sq. feet)



First Floor
Approx. 37.2 sq. metres (399.9 sq. feet)



Total area: approx. 90.1 sq. metres (970.2 sq. feet)

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

126 Hinton Road, Hereford

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		