

FOR  
SALE



58 White House Drive, Kingstone, Hereford HR2 9ER

£88,000 - Leasehold

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## PROPERTY SUMMARY

Situated in this popular residential village, a two bedroom semi detached house offered with no onward chain. The property is shared ownership, being sold with a 40% share and would make an ideal first time buyer home. The property has the added benefit of gas central heating, double glazing, two double bedrooms, downstairs w/c, allocated parking and a good sized rear garden.

## POINTS OF INTEREST

- *Semi detached house*
- *Two double bedrooms*
- *Allocated parking and rear garden*
- *No onward chain!*
- *40% Shared Ownership*
- *Popular village location*



## ROOM DESCRIPTIONS

### Ground floor

With canopy porch and entrance door into

### Entrance hallway

With laminate flooring, radiator, carpeted stairs leading up with useful under stair storage, fuse box, coat storage, gas central heating thermostat, smoke alarm, two ceiling lights and doors to

### Kitchen

Fitted with matching wall and base units, ample work surface space, electric oven, 4 ring gas hob and extractor over, under counter space for washing machine and space for freestanding fridge/freezer, 1 1/2 bowl sink and drainer unit, radiator, recess spotlights, double glazed window to the front aspect with fitted blind and wooden effect flooring.

### Downstairs W/C

With low flush w/c, pedestal wash hand basin with tiled splash back, radiator, wooden effect flooring, double glazed window to the side aspect and extractor.

### Lounge/Dining room

With laminate flooring, two ceiling lights, two radiators, double glazed window and door out to the rear garden.

### First floor landing

With fitted carpet, loft hatch, smoke alarm, ceiling light point and doors to

### Bedroom 1

With fitted carpet, two double glazed windows to the front aspect, radiator, two ceiling lights, tv point, cupboard housing the Worcester Bosch gas central heating boiler.

### Bedroom 2

With fitted carpet, radiator, two double glazed windows to the rear aspect with countryside views, two ceiling light points.

### Bathroom

Three piece white suite comprising panelled bath with mains fitment shower head over, low flush wc, pedestal wash hand basin with tiled splash back, double glazed window, recess spotlights, extractor, wooden effect flooring and heated towel rail.

### Outside

To the front of the property there is allocated parking with paved pathway leading to the front door and to the side access gate.

To the rear a paved patio perfect for entertaining leading to the remainder of the garden which is laid to lawn and enclosed by fencing. Useful wooden storage shed, outside PowerPoints.

### Agents notes

The property is owns a share of the freehold with a 40% equity share. The remaining 60% is owned by Platform Housing Group and there is a monthly rent of approximately £294.55 payable to them. For more information, please ask the agent.

Tenure - leasehold

Monthly rent - £294.55

Yearly service charge - £328.68

Staircasing available to 100%

### Directions

Proceed south out of Hereford on Belmont Road and at the roundabout take the second exit on to the A465 Abergavenny Road then taking the second right turning signposted for Clehonger/Madley, heading into the village of Clehonger take the left turn signposted for Kingstone, follow this round and take the first left turn upon entering the village and then continue along this round then taking the right hand turning signposted for White House Drive, take the last exit on the left, following the road round to the right and the property will be situated on the right hand side.

### Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

### Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

### Tenure & Possession

Freehold - vacant possession on completion.

### Services

All mains services are connected. Gas fired central heating.

### Outgoings

Council Tax Band B - Amount payable 2024/25 £1812.00

Water and drainage are payable.

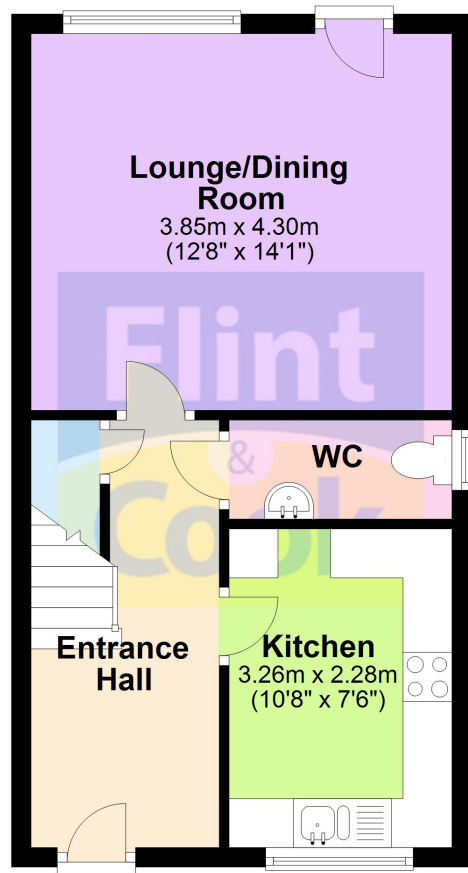
### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 2.00 pm

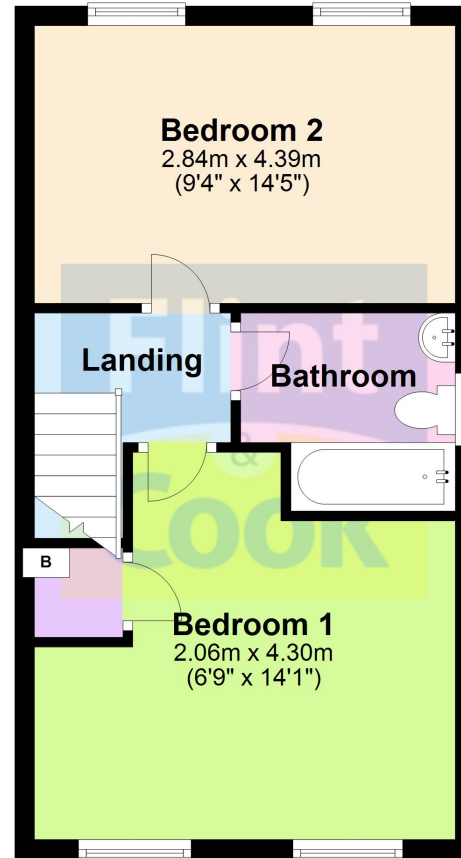
## Ground Floor

Approx. 35.8 sq. metres (385.2 sq. feet)



## First Floor

Approx. 36.2 sq. metres (389.3 sq. feet)



Total area: approx. 72.0 sq. metres (774.5 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+) <b>A</b>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</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		