

FOR
SALE



26 Thistledown Grove, Hampton Dene, Hereford HR1 1AZ

£299,995 - Freehold



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

PROPERTY SUMMARY

Well presented semi-detached house in a highly sought-after location close to amenities such as pharmacy, primary and secondary schools, public house, countryside walks, bus service and churches. Situated in a peaceful cul-de-sac position the property benefits from 3 bedrooms, off-road parking, south facing rear garden, garage, double-glazing and gas central heating.

We highly recommend an internal inspection.

POINTS OF INTEREST

- *Well presented semi-detached house*
- *Close to amenities*
- *Peaceful cul-de-sac position*
- *Highly sought after location*
- *3 bedrooms*
- *Garage and gardens*



ROOM DESCRIPTIONS

Entrance Hall

with partially glazed entrance door, laminate flooring, radiator and door to

Living Room

with laminate flooring, radiator, double-glazed window to front and door to

Kitchen/Dining Room

with tiled flooring, a range of wall and base units, sink and drainer unit, integrated 5-ring gas hob with electric fan oven and extractor hood over, granite-effect worktops, space for fridge/freezer, space for dishwasher and washing machine, useful understairs storage cupboard, double-glazed window to rear and double-glazed French doors to rear garden.

A staircase from the entrance hall leads to the

First Floor Landing

with carpeted staircase, laminate flooring landing, useful Airing Cupboard with shelving and housing the gas-fired central heating combination boiler, access hatch to loft space.

Bedroom 1

with laminate flooring, radiator, double-glazed window to front and inbuilt wardrobes with mirrored sliding doors.

Bedroom 2

with laminate flooring, radiator, space for wardrobes and double-glazed window to the rear.

Bedroom 3

with laminate flooring, radiator, space for single bed and double-glazed window to front.

Shower Room

with laminate flooring, corner shower cubicle with electric shower, vanity wash hand basin, low-flush WC, chrome-effect ladder-style towel radiator and double-glazed window to rear.

Outside

The front of the property is approached via a concrete driveway providing off-road parking and the garage with up and over door, the front garden is laid to lawn with gravelled border and ornamental rose bushes.

To the rear there is paved patio area with feature steps leading to a lawn which is south facing providing an ideal suntrap, the garden is bordered with flowerbeds and interspersed with ornamental trees and shrubs a timber garden shed and there is a personal rear door to the garage the interior of which has been plastered and there is also a small worktop with space beneath for a tumble dryer, extra fridge/freezer space, power and lighting.

Services

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

Outgoings

Council tax band C payable 2024/25 £2050,97. Water and drainage rates are payable.

Directions

Non given.

Viewing

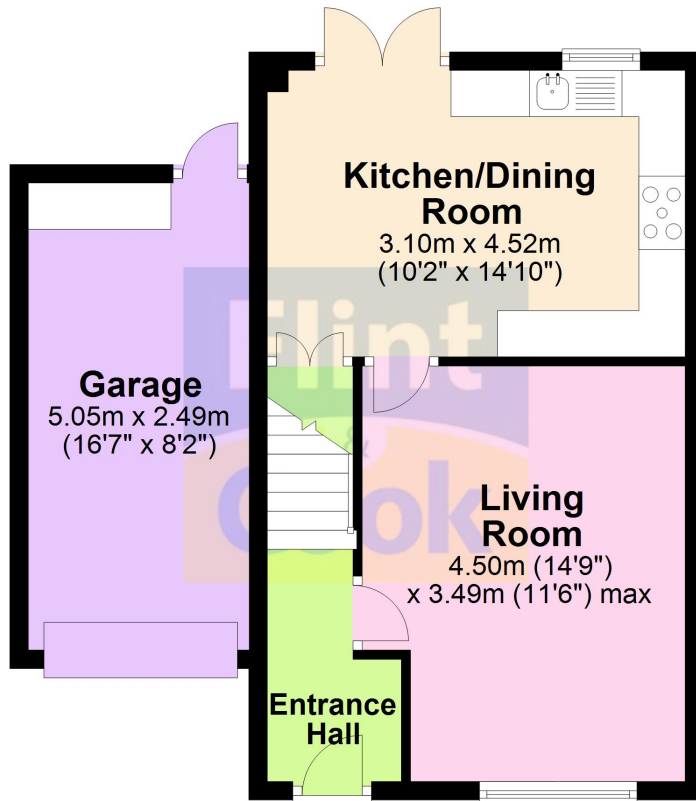
Strictly by appointment through the Agents, Flint & Cook (01432) 355455.

Money Laundering

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

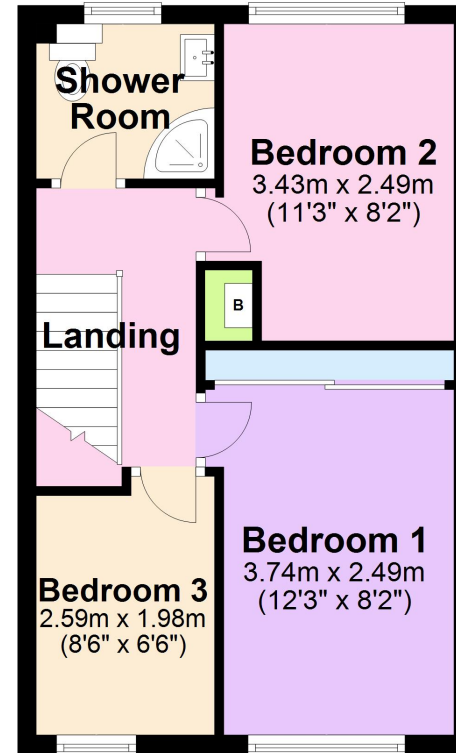
Ground Floor

Main area: approx. 34.8 sq. metres (374.4 sq. feet)
Plus garages, approx. 12.6 sq. metres (135.2 sq. feet)



First Floor

Approx. 34.9 sq. metres (376.2 sq. feet)



Main area: Approx. 69.7 sq. metres (750.5 sq. feet)

Plus garages, approx. 12.6 sq. metres (135.2 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		
(81-91)	B		88
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			