

FOR
SALE



142 Kings Acre Road, Hereford HR4 0SD

£295,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, a deceptively spacious 2 bedroom cottage style semi offering ideal small family/retirement accommodation. The property which has a wealth of potential has the added benefit of gas central heating, generously sized living accommodation, ample off road parking, a large detached garden out building and to fully appreciate this property we recommend an internal inspection.

POINTS OF INTEREST

- *Highly sought after location*
- *Deceptively spacious 2 bedroom cottage style semi*
- *2 Receptions, breakfast/kitchen & conservatory*
- *Detached former garage/garden outbuilding*
- *A wealth of potential*
- *No onward chain*



ROOM DESCRIPTIONS

Reception Hall

With radiator, under stair store cupboard, wood strip flooring, double glazed window to the front, carpeted stair to the first floor and door to the

Lounge

With wood strip flooring, double glazed window to the front aspect with Venetian blind, twin arched display recess with display shelving, feature fireplace with hearth, display mantle, built in gas coal effect living flame fire and open plan arch way to the

Dining Room

With wood strip flooring, radiator with decorative cover, ornamental fire recess with display mantle over, open plan archway and door into

Kitchen

Single drainer sink unit with mixer tap over, range of wall and base units, ample work surfaces with tiled splashbacks, central work station/breakfast bar, tiled floor, built in double oven and 5 ring gas hob with cooker hood over, ladder style radiator, wall mounted gas central heating boiler, loft storage space, integrated washing machine, space for fridge/freezer, double glazed window overlooking the rear garden, display shelving, partially double glazed door to the side and double glazed double door to the

Conservatory

Of uPVC construction with tiled floor, roller blinds, power points, opening window vents and double doors to the rear patio and garden

Downstairs Wet Room

With twin shower head, vanity wash hand basin, low flush WC, ladder style radiator/towel rail, tiled wall surround, recessed spotlighting, double glazed window with blind, mirror fronted medicine cabinet.

First Floor Landing

With useful store/airing cupboard with radiator.

Bedroom 1

With fitted carpet, 2 radiators, double glazed windows to the side and rear aspects, decorative wall, display shelving and a range of fitted wardrobes.

Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect, display shelving.

Outside

To the front and side of the property there is a driveway laid to chippings providing ample off road parking and enclosed by hedging and fencing.

To the rear there is an extensive paved patio area providing the perfect entertaining space with the remainder of the garden being laid to lawn. the property also benefits from a detached garage/outbuilding which is in 2 levels and has a wealth of potential to be a home office/gym/annexe (subject to the necessary consent) and benefits from power and light points.

Services

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

Outgoings

Council tax band B - £1,889.10 payable for 2025/2026

Water and drainage rates are payable.

Directions

proceed west out of Hereford city along the Whitecross Road and at the monument roundabout take the 2nd exit onto King's Acre Road and after approximately 3/4 mile no 142 is on your right hand side on the corner of Huntingdon Lane.

Viewings

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

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.



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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A		85	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	55		
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			