

FOR
SALE



31 Kempton Avenue, Bobblestock, Hereford HR4 9TU

£245,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, an immaculately presented three bedroom semi detached house offering ideal first time buyer/ small family accommodation. The property benefits from modern kitchen & bathrooms, a fantastic low maintenance tiered garden, driveway parking & single garage. The property also benefits from gas central heating & double glazing. A viewing is highly recommended.

POINTS OF INTEREST

- *Immaculately presented*
- *Garage & driveway parking*
- *Three bedrooms*
- *Semi detached house*
- *Popular residential location*
- *Ideal first time buyer/ small family accommodation*



ROOM DESCRIPTIONS

Ground floor

With entrance door leading into

Entrance porch

With matwell, wall mounted fuse box, double glazed window to the front, built in storage cupboard with the gas central heating boiler, meters, space for shoe storage. A door then leads into

Living/dining room

With wood effect flooring, carpeted stairs leading up, double glazed window to the front, ceiling light point, feature fireplace and door into

Kitchen/breakfast room

A modern fitted kitchen with white gloss fitted base units, ample work surface space with built in breakfast bar, under counter space for washing machine, space for a free standing fridge/freezer, stainless steel sink and drainer, integrated dishwasher, 4 ring electric hob with extractor hood over, integrated oven and microwave, double glazed window and french doors out to the rear garden.

First floor landing

With fitted carpet, double glazed window, ceiling light point, loft hatch and doors to

Bedroom 1

With fitted carpet, ceiling light point, radiator, two double glazed windows, double built in wardrobe and useful storage cupboard with hanging rail.

Bedroom 2

With fitted carpet, radiator, ceiling light point and double glazed window.

Bedroom 3

With fitted carpet, radiator, ceiling light point and double glazed window.

Bathroom

Three piece white suite comprising panelled bath with rainfall shower over, wash hand basin with storage below and illuminating mirror over, low flush w/c, chrome heated towel rail, wood effect flooring, ceiling light point and extractor.

Outside

To the rear a great sized paved patio area or treat for entertaining with steps leading to a raised lawned area with brick retaining wall with steps leading to a further raised patio area. The garden is enclosed by fencing. There is an access door into the rear of the garage and up and over door to the front. The garage has light & power. There is a tarmac driveway to the front and a raised stoned area for ease and low maintenance.

Services

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

Outgoings-

Council tax band C - £2158.98 for 2025/2026

Water and drainage rates are payable.

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-

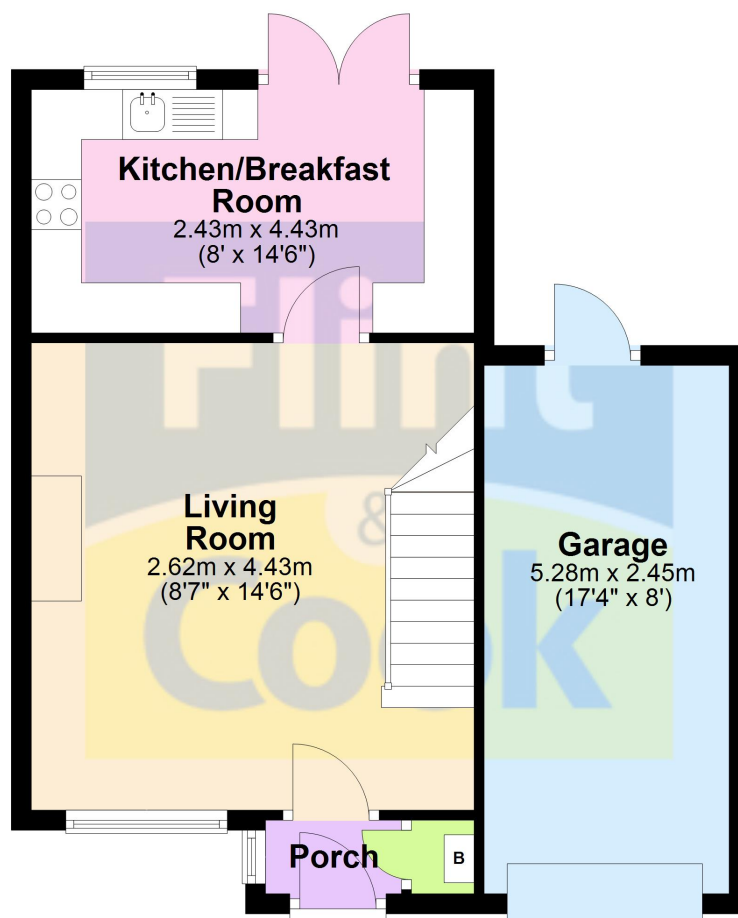
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Directions

Proceed north out of Hereford on the A49 Leominster Road turning left at the Starting Gate roundabout onto Roman Road, after approximately 1/2 a mile turn left onto Kempton Avenue.

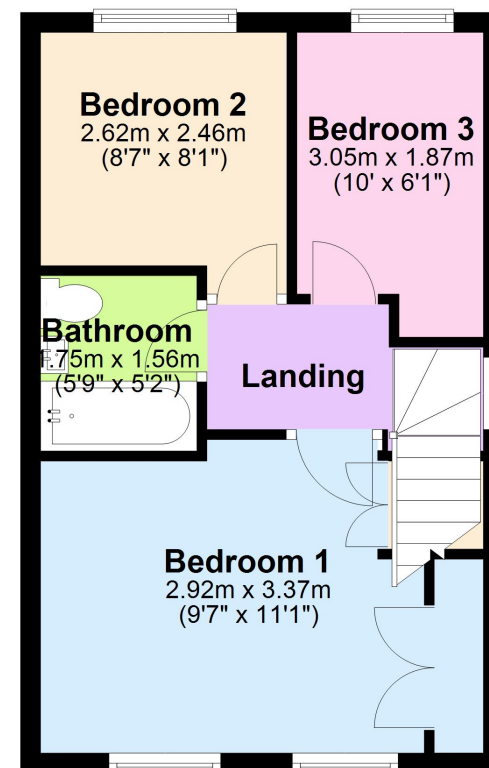
Ground Floor

Approx. 42.7 sq. metres (459.6 sq. feet)



First Floor

Approx. 34.6 sq. metres (371.9 sq. feet)



Total area: approx. 77.3 sq. metres (831.6 sq. feet)

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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A		88	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	66		
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	