

FOR
SALE



30 Swaledale Road, Kingstone, Hereford HR2 9JH

£289,950 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this popular village location, an impressive 3 bedroom semi-detached house offering ideal first time buyer/family accommodation. The property which is in immaculate decorative order has the added benefit of gas central heating, double glazing, a good sized rear garden, ensuite shower room, ample off road parking and we strongly recommend an internal inspection.

POINTS OF INTEREST

- Popular development in village location
- Modern 3 bedroom semi-detached house
- En suite shower room
- Good-sized rear garden
- Ample off-road parking
- Must be viewed!!



ROOM DESCRIPTIONS

Canopy Entrance Porch

With entrance door through to the

Reception Hall

With feature flooring, radiator, under stair storage area, carpeted staircase to the first floor and door to the

Downstairs Cloakroom

With low flush WC, pedestal wash handbasin with tiled splash back, radiator, extractor fan and feature flooring.

Kitchen/Dining Room

With 1 1/2 bowl sink with mixer tap over, an extensive range of wall and base cupboards, ample work surfaces with splash backs, space for a dining table, radiator, double glazed window to the front aspect with Venetian blind. recessed spotlighting, space and plumbing for an automatic washing machine, space for upright fridge/freezer, built in double oven and 4 ring gas hob with glass splash back and cooker hood over, feature flooring.

Living Room

With feature Karndean flooring, 2 radiators, double glazed window and double glazed double French doors with integrated blinds to the rear patio and garden.

First Floor Landing

With fitted carpet, access hatch to the loft space and built in store cupboard with shelving.

Bedroom 1

With fitted carpet, radiator, double glazed window to the rear, built in wardrobe with hanging rail and shelf over and door to the

Ensuite Shower Room

With suite comprising low flush WC., pedestal wash hand basin with shelf and shaver point over, corner shower cubicle with rainwater shower head and glazed screen, radiator, extractor fan, recessed spotlights and feature flooring.

Bedroom 2

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

Bedroom 3

With fitted carpet, radiator, double glazed window to the rear.

Bathroom

With white suite comprising panelled bath with partially tiled wall surround and hand held shower attachment, pedestal wash hand basin, low flush WC, radiator, double glazed window with roller blind, recessed spotlighting, extractor fan and feature flooring.

Outside

The front garden has been attractively landscaped for easy maintenance with paved steps leading to the front entrance door. To the side of the property there is a large tarmacadam driveway providing off road parking for at least 2 or 3 vehicles and with useful rear access gate.

Immediately to the rear there is a good sized paved patio area providing the perfect entertaining space which leads onto the remainder of the good sized garden which is attractively landscaped with a large lawned area all enclosed by high fencing for privacy with 2 useful timber garden sheds, corner area with a pergola providing a further seating area and a raised patio with a detached summerhouse.

Services

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

Outgoings

Council tax band - payable for 2024/2025

Water and drainage rates are payable.

Directions

Proceed south out of Hereford city on the A465 Abergavenny Road turning right to Clehonger and following the signs to Kingstone, continue into Kingstone village turning left before the doctor's surgery onto Swaledale Road.

Viewing

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

Services

All mains services are connected. Gas-fired central heating.

Outgoings

Council Tax Band 'C'

Water and drainage rates are payable.

Money Laundering Regulations

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

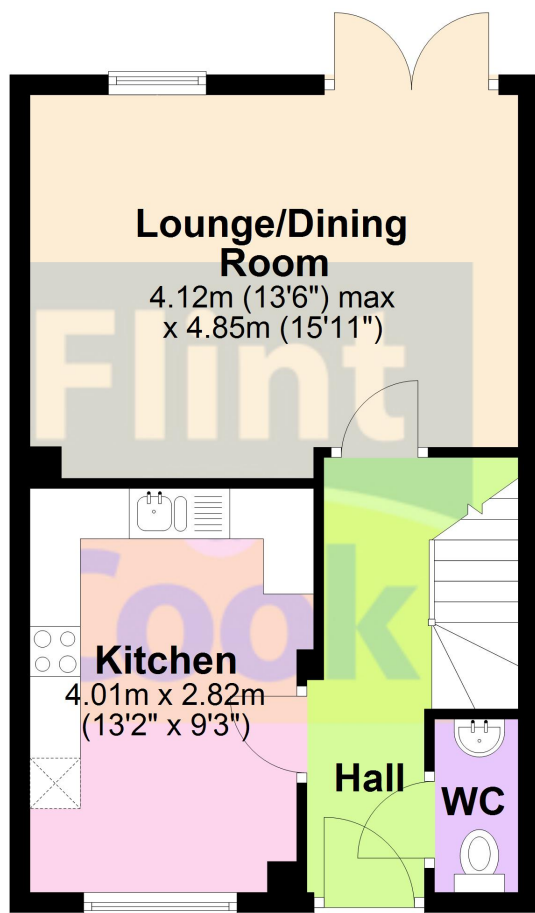
Opening Times

Monday-Friday 9am-5.30pm

Saturday 9am - 1pm.

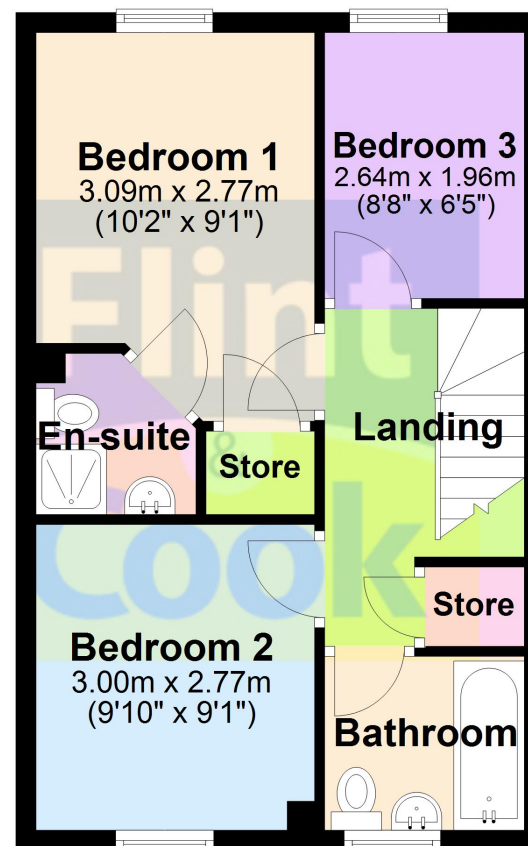
Ground Floor

Approx. 38.7 sq. metres (417.1 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



Total area: approx. 77.0 sq. metres (828.3 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(69-80) C		
(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		