

FOR
SALE



Rose Mount, Green Lane, Kingstone, Hereford HR2 9EX

£359,950 - Freehold

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

PROPERTY SUMMARY

Situated in this popular village location, a 3/4 bedroom detached house offering flexible accommodation and an ideal family home. The property benefits from 3/4 bedrooms, 1/2 reception rooms, off road parking, gardens and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Detached house*
- *3/4 bedrooms*
- *Must be viewed!*
- *Popular village location*
- *Ideal family home*
- *Off road parking & gardens*



ROOM DESCRIPTIONS

Ground floor

With entrance door leading into

Entrance hallway

With carpeted stairs leading up, two useful under stair storage cupboards, laminate flooring, radiator and doors to

Living room

With laminate flooring, coving, radiator, dual aspect double glazed windows, open fireplace with feature surround

Bedroom 1

With exposed floorboards, radiator, dual aspect double glazed windows.

Bedroom 2/ Dining room

With exposed floorboards, radiator and double glazed window to the rear aspect

Bathroom

A modern fitted bathroom with three piece suite including, bath with electric shower-head over, wash hand basin with storage under, low flush w/c tiled surround and tiled floor, heated towel rail and double glazed window

Kitchen

Fitted wall and base units with ample work surface space, 1 1/2 bowl sink and drainer unit, under counter space for washing machine and dishwasher, under counter fridge and freezer, space for range style cooker with splashback, vinyl flooring, radiator, double glazed window, useful pantry cupboard with fitted shelving and wall mounted Worcester Bosch gas central heating boiler and door to

Rear porch

With tiled floor, coat storage, door to the front and door to the rear with doors leading into

Store room

With concrete floor, wooden shelving and light point

Toilet

With vinyl floor, low flush w/c, window, light point and tap.

First floor landing

With fitted carpet, radiator, double glazed window, two doors to eaves storage and doors to

Bedroom 3

With fitted carpet, radiator, double glazed window and hatch to eaves storage

Bedroom 4

With fitted carpet, radiator, double glazed window

Outside

The property is approached via wooden gate leading to a large stoned driveway providing off road parking for several vehicles. There is a door leading to an outside store and two wooden gates leading to the front garden and to the rear. To the front, the garden is mostly laid to lawn with a mixture of patio areas, stones concrete and paved with a lawned area leading to another gate providing access to the rear garden with a stoned pathway providing access to the front door and round to the rear of the property. The remainder of the rear garden is mostly laid to lawn with a paved patio area, a barked area and a two storey wooden toy house. The rear garden is enclosed by hedging and fencing with rear access gate.

Outgoings

Council Tax 'C' - Amount payable £2071.

Water and drainage rates are payable.

Services

All mains services are connected.

Tenure & Possession

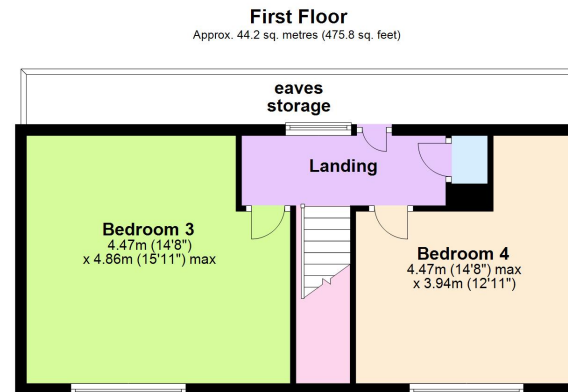
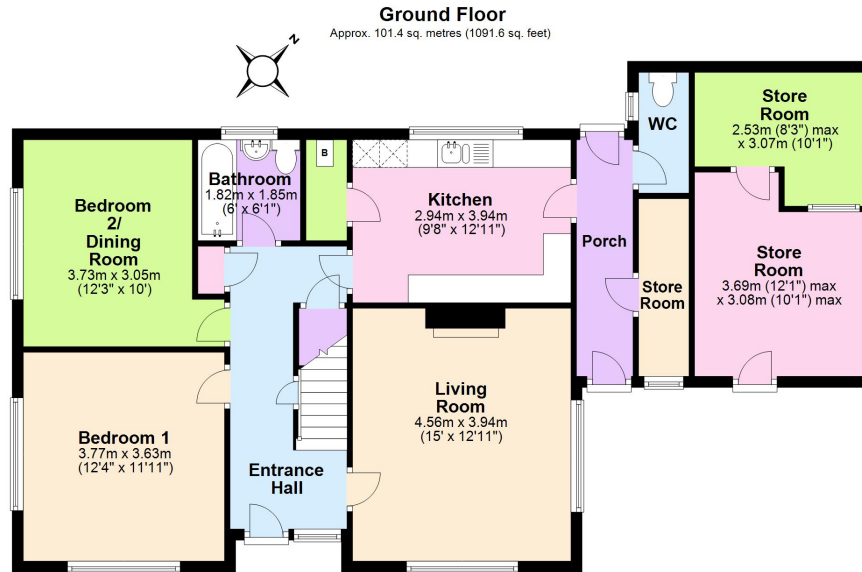
Freehold - Vacant possession on completion.

Viewing

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

Money Laundering Regulations

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



Total area: approx. 145.6 sq. metres (1567.4 sq. feet)

These plans are for identification and reference 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	81
(69-80)	C	
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		