

for sale

offers over **£80,000**



Dalesbred Avenue Kingstone Hereford HR2 9TD

A two bedroom semi-detached home which is located in the village of Kingston on the southern outskirts of Hereford and is being offered at a 40% share. This lovely home is also being offered with NO ONWARD CHAIN making this the perfect home for first time buyers who are looking to get onto the property ladder. Briefly comprising: off road parking, entrance hall, downstairs cloakroom, kitchen, lounge, first floor landing, two bedrooms, master en-suite, main bathroom and a good size garden to the rear.

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Approach

To the side of the home you have a drop curb giving access for the tarmac drive which gives enough space to park two cars. There is a side gate giving access to the rear garden, to the front of the home there is a patch which is laid to lawn with the door to the front giving access to :

Entrance Hall

Double glazed door to front, central heating radiator, storage cupboard, ceiling light point and doors to the following.

Cloakroom

A low level WC, wash hand basin, part tiling to walls, extractor fan, central heating radiator and ceiling light point.

Kitchen

7' 3" x 8' 3" (2.21m x 2.51m)

A fitted kitchen with wooden wall and base units with roll top work surfaces over, one bowl sink and drainer, integrated electric oven and gas hob with cooker hood over, plumbing for washing machine, space for fridge freezer, central heating boiler, ceiling light point and double glazed window to front elevation.

Lounge

14' 5" x 12' 10" (4.39m x 3.91m)

Double glazed French doors to rear giving access to the rear garden, stairs leading to the first floor landing, under stairs storage, double glazed window to rear, central heating radiator and two ceiling light points.

First Floor landing

Loft access, ceiling light point and doors to the following.



Bedroom One

10' 8" x 10' 4" max (3.25m x 3.15m max)

Double glazed window to rear elevation, fitted in wardrobes, central heating radiator, ceiling light point and door to en suite.

En Suite

Modern white suite briefly comprising of shower corner unit with glass door, wash hand basin, low level WC, part tiling to walls, central heating radiator, extractor fan, ceiling light point and double glazed obscure window to rear elevation.

Bedroom Two

10' 9" x 7' 4" (3.28m x 2.24m)

Double glazed window to front elevation, central heating radiator and ceiling light point.

Bathroom

Modern white suite briefly comprising of bath with mixer taps and shower over head, wash hand basin, low level WC, central heating radiator, part tiling to walls, extractor fan and double glazed obscure window to front elevation.

Rear Garden

A slab paved area which is perfect for entraining guest with a side gate giving access to the front of the home with the rest of the garden laid to lawn and fencing to the borders.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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23 King Street
 HEREFORD HR4 9BX

Property Ref: HER315793 - 0004

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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