

for sale

£185,000



## Coldstone Cross Kingstone Hereford HR2 9HS

A generously sized two-bedroom home set in the popular, peaceful village of Kingstone, further enhanced by a south-facing garden and a large gated driveway.



# Coldstone Cross Kingstone Hereford HR2 9HS

## Approach

A drop curb giving access to the tarmac drive which leads to the front door, there is a pebble stone area to the side and fencing to the border with a further door leading to the inner hall. The door to the front gives access to:

## Entrance Hall

Double glazed door to front, central heating radiator, stairs leading to the first floor landing with under stairs storage, ceiling light point and doors to the following.

## Lounge

19' 10" max x 10' 6" max ( 6.05m max x 3.20m max )

Double glazed French doors to rear giving access to the rear garden, double glazed window to rear and front elevations, electric fire with feature surround, two ceiling light points, two central heating radiators.

## Kitchen

11' 11" max x 7' 6" ( 3.63m max x 2.29m )

A fitted kitchen with wooden wall and base units with roll top work surfaces over, one and a half bowl sink and drainer, splash back tiling to walls, space for cooker and fridge freezer, pantry cupboard, ladder style radiator, ceiling light point, central heating boiler, double glazed window to rear and double glazed door to side.

## Utility Room

23' max x 5' 2" ( 7.01m max x 1.57m )

Plumbing and space for washing machine and space for tumble dryer and fridge freezer, roll top work surfaces, two wall light points, double glazed doors to front and rear, windows to side and door to WC.

## Cloakroom

Window to rear elevation, wash hand basin, WC, ceiling light point.





## First Floor Landing

Double glazed window to side elevation, loft access with pull down ladder, ceiling light point and doors to the following.

## Bedroom One

13' 6" recess x 9' 2" ( 4.11m recess x 2.79m )

Two double glazed windows to front elevation, fitted wardrobes, central heating radiator and ceiling light point.

## Bedroom Two

10' 9" x 10' ( 3.28m x 3.05m )

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

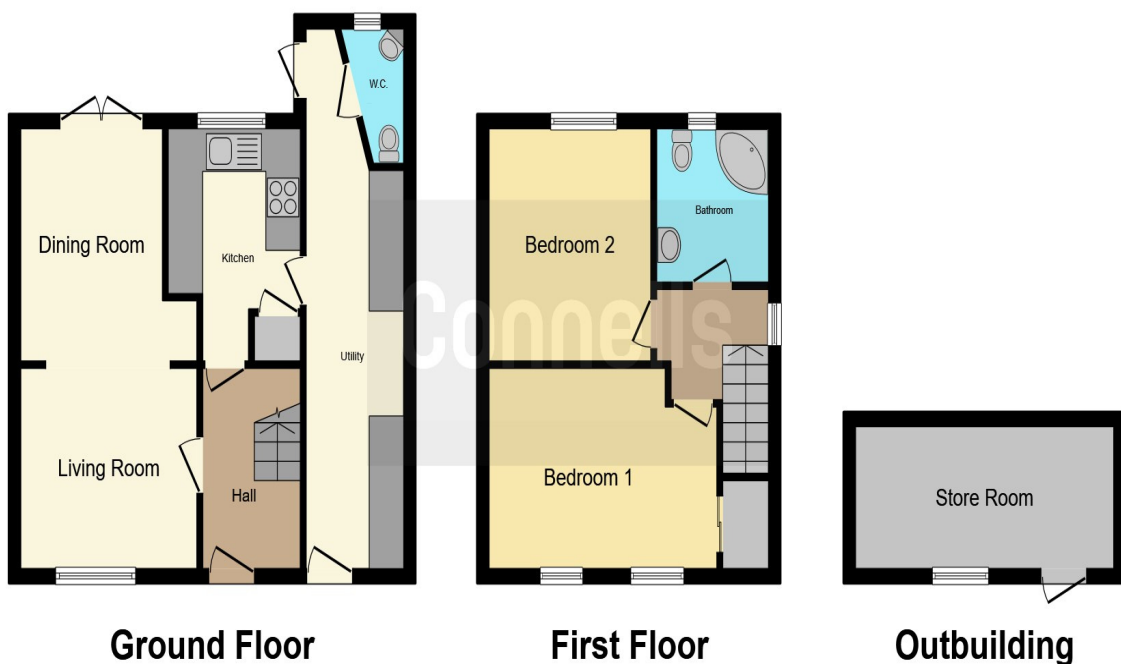
## Bathroom

A Corner style bath with mixer taps and shower head over, wash hand basin, part tiling to walls, low level W.C, ladder style radiator, storage cupboard, ceiling light point and double glazed obscure window to rear elevation.

## Rear Garden

A slab paved area which is perfect for entertaining guests and leads to the great size lawn area with mature shrubs and fencing to the borders.





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Tenure: Freehold EPC Rating: C

Council Tax Band: A

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