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145 Kings Acre Road, Kings Acre, Hereford, HR4 0SP

'Located in the popular and well served Kings Acre residential district, with rural views to the rear, an imposing detached period house which has been remodelled on the ground floor to provide an enticing open plan family kitchen/living area. Established gardens.'

£480,000 (Freehold)

145 Kings Acre Road, Kings Acre, Hereford, HR4 0SP

LOCATION

145 Kings Acre Road is set behind its own dual driveway back from Kings Acre Road and about one and a half miles west of central Hereford. The general area is served by a range of amenities including primary and secondary schools, there is a shop of Kings Acre Road and there are various amenities available at Whitecross roundabout. Hereford as a whole offers an extensive range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

145 Kings Acre Road is a mature detached home of an individual design which has a fine rear garden area. The property is centrally heated and double glazed. Remodelling works have been sympathetically undertaken. The property now offers a fine entrance hall, a separate drawing room and an appealing open-plan kitchen/living area. On the first floor there are three bedroom and a bathroom together with a cot room/study. The attic is easily accessible and offers a good storage facility. As previously mentioned there is a 'drive-in, drive-out' facility with central garden area and to the rear there is a colonial style porch which enjoys an outlook across the south facing level rear gardens to agricultural land. There is also a garage and workshop area. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

With original front door with leaded and coloured glass upper lights to the:

L-shaped Reception Hall

5.38m (17'8) x 3.53m (11'7) (maximum)

With stairway with wooden newel posts and hand rail, delph rail, radiator, oak flooring and with doors to the kitchen/sitting room, drawing room, side lobby and the:



Cloaks Cupboard

2.01m (6'7) x .86m (2'10)

With a leaded window to the front.

Side Lobby

Approached via a stripped wooden door with bevelled glass upper lights and with a door with double glazed upper panels to outside, matwell and door to the:

Cloakroom

2.08m (6'10) x .89m (2'11)

With wc and wall hung wash basin with mixer tap. Double glazed window with leaded light.

Drawing Room

4.62m (15'2) x 3.96m (13')

A comfortable and embracing room with ceiling cornice, picture rail and a double glazed window with leaded lights overlooking the rear garden with agricultural land beyond. Radiator and timber mantle to fireplace with brick back and wood burning stove.



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Splendid Kitchen/Family Living Room

6.4m (21') (maximum) x 8.15m (26'9) (maximum)

L-shaped in plan and comprising two distinct areas:



Family Living Room

Very well appointed with picture rail, a pair of double glazed doors with leaded glass to the rear porch/veranda, double glazed window to the side and stone fire surround with hearth and open fireplace. Wood flooring, radiator and with a 12'1 wide opening to the:



Kitchen/Dining Room

Which has a bay window to the front and a further double glazed window all with leaded glass panels. Sunken ceiling lights, radiator and a door to a PANTRY (6'6 x 2'9). Within the kitchen area there is an extensive range of soft close base cupboard and drawer units with wood effect working surfaces over, brick effect tiled surrounds and matching eye-level cabinets including glass fronted units. One and a half bowl stainless steel sink unit with drainer and mixer tap. Recess with plumbing for dishwasher, recess for range style cooker with cooker hood over and display end. Door to the UTILITY CUPBOARD (4' x 3'4) with plumbing for washing machine.



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ON THE FIRST FLOOR:

Spacious Landing

With feature newel posts and stripped hand rails. Radiator, picture rail, double glazed window to the side and a three quarter mezzanine level with a further double glazed window and steps to an attic space. Pair of doors to an under stair cupboard and doors to:



Bedroom 1

4.85m (15'11) x 3.73m (12'3) (14'3 maximum - into a bay window area)

With a double glazed bay window area which enjoys the view at the rear. Radiator, double glazed leaded window to the side, picture rail, tiled fire surround and with a door to a WALK-IN WARDROBE CUPBOARD (5' X 4'3) with fitted shelves and hanging rails.



Bedroom 2

4.65m (15'3) x 3.3m (10'10)

With a double glazed leaded window overlooking the rear garden. Picture rail and radiator.

Bedroom 3

3.61m (11'10) x 3.33m (10'11) (widening to 11'10)

With a double glazed bay window to the front with leaded glass lights. Picture rail and radiator.

Study/Hobby Room/Cot Room

2.29m (7'6) x 1.68m (5'6)

With a double glazed window and ladder type radiator.



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Bathroom

2.9m (9'6) x 2.69m (8'10)

Beautifully appointed with a four piece suite comprising bath with mixer tap and shower head attachment, shower cubicle with curved screen doors, thermostatically controlled shower unit and extractor unit, wash basin set on cupboards and a low level wc. Part with feature tiled surrounds, double glazed leaded window and contemporary radiator.



ON THE SECOND FLOOR:

Attic Store Room

9.75m (32') (maximum) x 7.01m (23') (maximum)

L-shaped in plan and with electric light and power points.



OUTSIDE:

The property has the benefit of an 'n' shaped 'drive-in, drive-out' driveway with two pillared posts with wrought iron work gates. Between the drives there is lawned garden area part with brick pathway and part with stone work. There are mature beds and numerous shrubs and trees. Towards the front boundary there is a further oval shaped planted border. Growing to the front of the property there is wisteria and access is available to the rear from each side of the residence. The driveway continues along the side of the property to a GARAGE STRUCTURE (17'3 X 8'6) with a pair of wooden doors to the front and a door to the side. Beyond the garage structure there is an OUTHOUSE (8'5 x 10'). The rear garden is a particular attribute of the property and comprises a raised patio area and a colonial style veranda/shelter. A paved pathway runs to the level rear garden which has a border of flowers and roses. To the lower end of the garden there is a further lawn with flower border. The rear garden enjoys a southerly aspect.



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SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

COUNCIL TAX BAND F

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From central Hereford proceed west for the length of Whitecross Road and at the roundabout take the second exit onto Kings Acre Road. Continue along Kings Acre Road and Number 145 will be identified on the left hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

22nd August 2023

ID28425

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy performance certificate (EPC)

145, Kings Acre Road HEREFORD HR4 0SP	Energy rating D	Valid until: 12 October 2027 Certificate number: 8197-6375-6429-4297-9033
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Property type: Detached house

Total floor area: 185 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

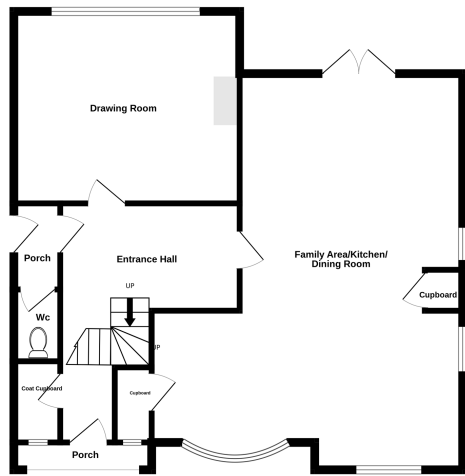
For properties in England and Wales:

the average energy rating is D
the average energy score is 60

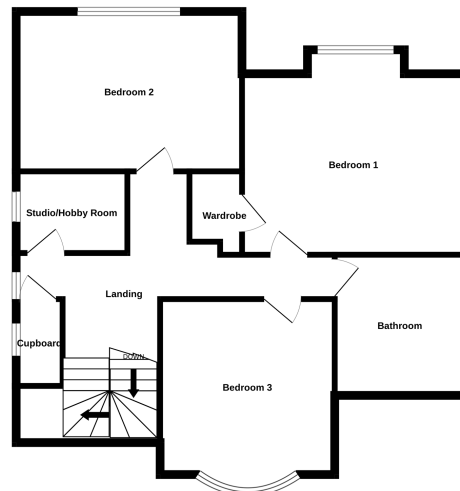
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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Ground Floor
861 sq.ft. (80.0 sq.m.) approx.



1st Floor
833 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA : 1694 sq.ft. (157.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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