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### **30, Hinton Crescent, HR2 6AE**

*Situated to the south of Hereford City in the well established Hinton residential district, a three bedroom mid-terrace family home with electric heating, double glazing and enclosed front and rear gardens.*

**£230,000 (Freehold)**

# 30, Hinton Crescent, HR2 6AE

## LOCATION

Hinton Crescent is situated in the well established Hinton residential area which is located just off Holme Lacy Road to the south of Hereford City. In the locality there are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities, together with educational establishments with both bus and railway stations.

## DESCRIPTION

The subject property is a well presented three bedroom mid-terrace family home with the added benefit of electric heating, double glazing throughout which has been recently done excluding the sitting room window. The property comprises entrance hall, sitting room, dining area, kitchen, sunroom, first floor landing, three bedrooms and family bathroom. In more detail the accommodation comprises;

### ON THE GROUND FLOOR:

#### Entrance Hall

Canopy entrance porch and double glazed entrance hall leading to the entrance hall with tiled flooring, stairs to the first floor and door to the sitting room.

#### Sitting Room

3.99m (13'1) maximum x 4.19m (13'9) maximum

With front aspect double glazed window, exposed floor boards, decorative fire surround, coved ceiling, picture rail and door to the dining area.



#### Dining Area

2.59m (8'6) x 2.34m (7'8)

With under-stairs storage cupboard, wall mounted electric radiator, vinyl flooring, wood panelling to rail. Door to the sunroom, arch to kitchen and wall light.

#### Kitchen

2.72m (8'11) x 2.59m (8'6)

With rear aspect double glazed window, a range of units comprising one and a half bowl stainless steel sink drainer unit with mixer tap, work surface with tiled splash backs, matching range of wall and base mounted units. Integrated electric oven and hob, plumbing and space for a washing machine, inset spotlights, coved ceiling and vinyl flooring.



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### Sun Room

2.51m (8'3) x 1.57m (5'2)

With side aspect double glazed window, tiled flooring and French doors leading to the rear garden.



### ON THE FIRST FLOOR:

#### Landing

With wall mounted electric radiator, access hatch to loft space, doors to bedrooms and bathroom.

#### Bedroom 1

5.16m (16'11) maximum x 3.1m (10'2)

With two front aspect double glazed windows. Wall mounted electric heater.



#### Bedroom 2

3.61m (11'10) maximum x 2.64m (8'8) maximum

With rear aspect double glazed window, laminated flooring, wall mounted electric heater and airing cupboard housing the hot water tank.

#### Bedroom 3

2.77m (9'1) maximum (including door recess) x 2.46m (8'1)

With rear aspect double glazed window.



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### Bathroom

With suite comprising panelled enclosed bath with electric shower over, low flush wc, pedestal mounted wash hand basin, wall mounted heated towel rail, extractor fan and fully tiled wall surround.



### OUTSIDE:



### Front Garden

Outside to the front of the property is a block hard standing area, leading to the main garden which is laid to lawn with pathway leading to the front door.

### Rear Garden

To the immediate rear of the property is a patio leading to the main garden which laid to lawn. There are two useful storage sheds. The garden is enclosed by fencing and hedging to provide a degree of privacy with a rear access gate.

### COUNCIL TAX BAND B

Payable to Herefordshire Council.

### 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.

### VIEWING

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

### DIRECTIONAL NOTE

Proceed out of Hereford along the Ross Road. On reaching the traffic lights turn left onto Holme Lacy Road, continue along Holme Lacy Road turning left into Hinton Crescent where the property is located on the left hand side.

### Agent's Note

There is a right of way path for this property through the neighbouring garden.

### 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

### ID / Date

ID38332

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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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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

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## FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

