



17 NEVINSON PLACE

HAMPTON PARK, HEREFORD HR1 1UF

£310,000
FREEHOLD

Occupying a peaceful cul-de-sac position in this highly sought after location, a spacious 3 bedroom extended semi offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, a ground floor extension, private west facing rear garden, garage and driveway and to fully appreciate this property we strongly recommend an internal inspection.



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- 2 large reception rooms, fitted kitchen & downstairs cloakroom • Garage & driveway • Ideal family home • Must be viewed



Canopy Porch

With partially double glazed entrance door through to the

Reception Hall

With carpeted staircase to the first floor, laminate flooring, radiator with decorative cover and door to the

Lounge

With fitted carpet, radiator, decorative wall, coved ceiling, double glazed bay window to the front aspect with vertical blinds, feature fire surround with hearth and display mantel over and door to the

Dining/Family Room

With laminate flooring, double glazed window overlooking the rear garden, coved ceiling, decorative wall, radiator, under stairs store cupboard, uPVC double glazed double French doors to the rear patio and garden, door to the inner lobby and an archway through to the

Kitchen

Fitted with an extensive range of wall and base units, ample granite work surfaces with splash backs, 1 ½ bowl sink unit with mixer tap, double glazed window to the rear with Venetian blind, recessed spotlighting, tiled floor, double radiator, partially double glazed door to the side, built in oven and 4 ring gas hob with splash back and cooker hood over, built in dishwasher, dresser style cupboard with glass display unit and shelving, built in fridge.

Inner Lobby

With tiled floor, an internal door to the garage, with scope to convert subject to the necessary consent, and door to the

Downstairs Cloakroom

With low flush WC, vanity wash hand basin with storage below and tiled splash back, tiled floor, double glazed window and a ladder style towel rail/radiator.

First Floor Landing

With fitted carpet, double glazed window to the side with blind, access hatch to the loft space, built in airing cupboard with shelving and door to

Bedroom 1

With fitted carpet, double radiator, double glazed window to the front aspect enjoying a pleasant outlook and a large built in double wardrobe with mirrored sliding doors.

Bedroom 2

With fitted carpet, double radiator, double glazed window overlooking the rear garden and a built in wardrobe with sliding doors and overhead storage.

Bedroom 3

With fitted carpet, double radiator, double glazed window to the front aspect and a built in wardrobe with hanging rail and overhead storage.

Shower Room

With suite comprising a large shower with glazed sliding doors, vanity wash hand basin with ample storage to the

side and below, low flush WC, partially tiled wall surround, mirror fronted medicine cabinet, recessed spotlighting, ladder style towel rail/radiator, double glazed window with blind, tiled floor.

Outside - Front

To the front of the property there is a lawned garden with a feature tree enclosed by hedging with a driveway to the side providing off road parking and leading to the

Garage

With remote control roller door, power and light points, ample storage space, wall mounted gas central heating boiler and an internal door to the house.

Outside - Rear

To the immediate rear there is a good sized paved patio area providing a perfect entertaining space and with the rear garden facing west it makes an ideal suntrap. Steps the lead on to the main garden which is laid to lawn, enclosed by fencing and trees to maintain privacy. There is also a useful outside tap and side access gate.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band 'C' - £2,159 for 2025/2026

Water and drainage rates are payable.

Directions

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

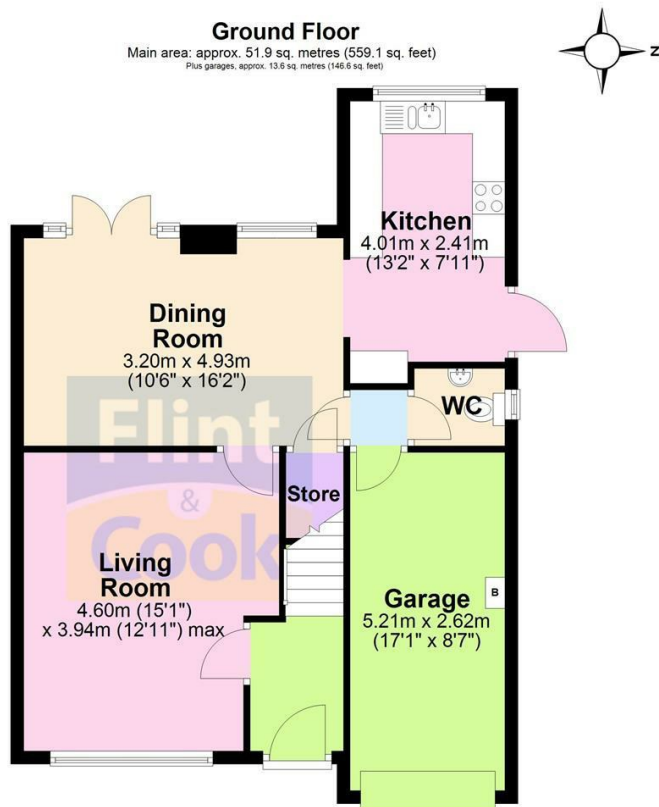
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

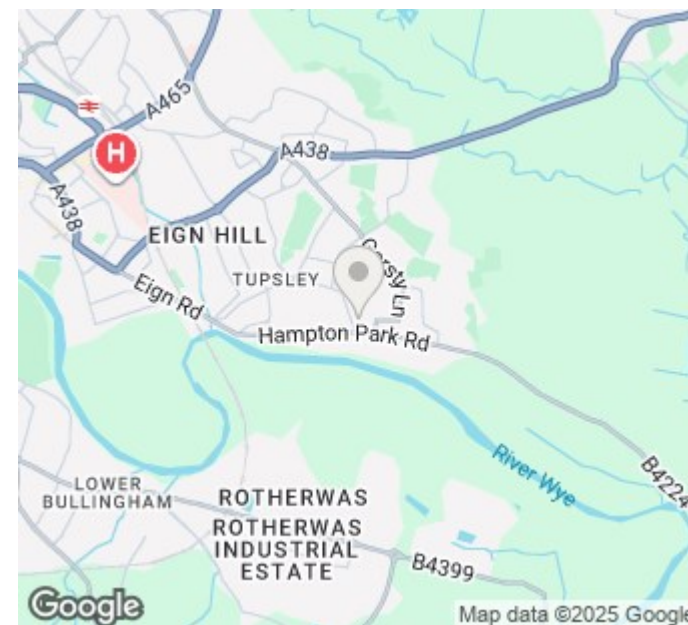
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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Main area: Approx. 91.2 sq. metres (982.2 sq. feet)
Plus garages, approx. 13.6 sq. metres (146.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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