



14 THOMPSON PLACE

HEREFORD HR4 0JP

£275,000
FREEHOLD

Situated within a quiet cul-de-sac in the popular residential area of Whitecross, a three bedroom semi detached home requiring a degree of modernisation throughout and offering ideal first time buyer/ family accommodation. The property which comprises a spacious lounge and kitchen/dining room to the ground floor with three bedrooms and bathroom to the first floor also benefits from gas central heating, double glazing, a single garage, south westerly facing rear garden and driveway parking. A viewing is highly recommended.



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- Popular residential location • Three bedroom semi detached home • Must be viewed!
- Garage & driveway parking • Ideal first time buyer/ small family accommodation • Requires a degree of modernisation



Ground floor

With entrance door leading into the

Entrance hallway

With fitted carpet, coving, ceiling light point, heating thermostat, radiator, carpeted stairs leading up and doors to

Living room

With fitted carpet, radiator, coving, large double glazed window to the front aspect, three wall light, ceiling light point, coal effect gas fireplace with feature surround, useful under stair storage cupboard and a door leading into the

Dining room

With fitted carpet, coving, ceiling light point, radiator, gas fireplace and large opening into the

Kitchen

Fitted with matching wall and base units, ample work surface space, stainless steel sink and double drainer, freestanding cooker with gas hob and electric oven, under counter space for washing machine, space for freestanding fridge/freezer, double glazed french doors out to the rear garden, two double glazed windows, two ceiling light points and coving.

First floor landing

With fitted carpet, ceiling light point, loft hatch with pull down ladder and boarded, doors then lead to

Bedroom one

With fitted carpet, ceiling light point, radiator, large

double glazed window to the rear aspect and fitted wardrobes with sliding doors.

Bedroom two

With fitted carpet, radiator, ceiling light point, fitted wardrobes with sliding doors, airing cupboard housing the gas central heating boiler and hot water cylinder, double glazed window to the front.

Bedroom three

With fitted carpet, radiator, ceiling light point, fitted wardrobe and double glazed window to the front aspect.

Bathroom

Three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low flush w/c, radiator, double glazed window.

Outside

To the front a concrete driveway providing off road parking with an area of lawn enclosed by brick walling and fencing. A rear access gate leads into the rear garden and an up and over door takes you into the garage.

To the rear a good sized south westerly facing garden with patio area, steps leading up to an area of lawn bordered by ornamental plants and shrubbery with concrete path leading to a wooden storage shed. The rear garden is enclosed by fencing.

The garage has an up and over door to front, personal door, light, power and useful toilet with low flush w/c.

Directions

Proceed west out of Hereford along Whitecross Road, proceeding past Sainsburys, proceed past Tesco Express and straight after the traffic lights turn left into Holmer Street, proceed up the hill and head towards Westfaling Street where you take the left hand turn signposted for Thompson Place, the property is situated on the right hand side as indicated by the agents for sale board.

Money Laundering

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

Outgoings

Water and drainage rates are payable.

Property Services

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

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

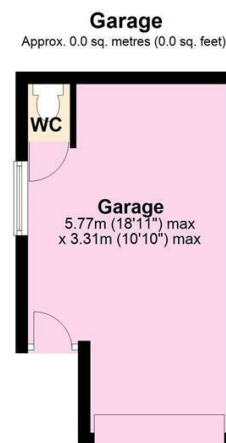
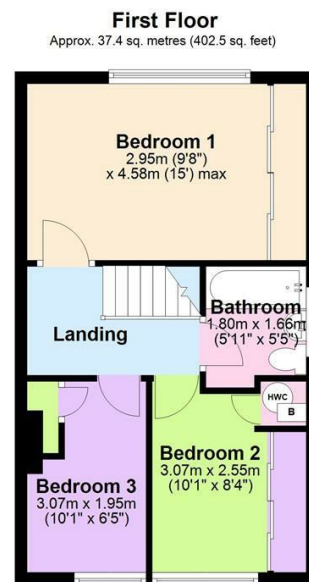
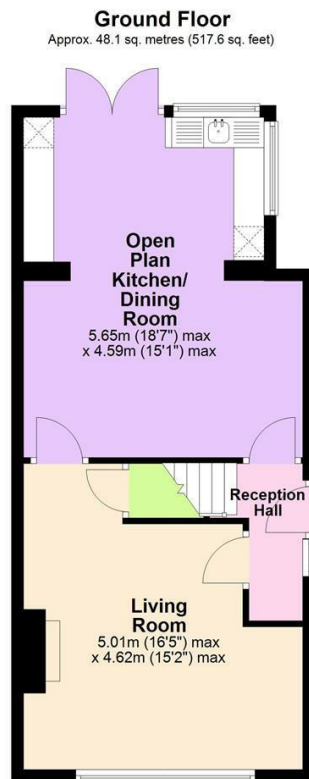
Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

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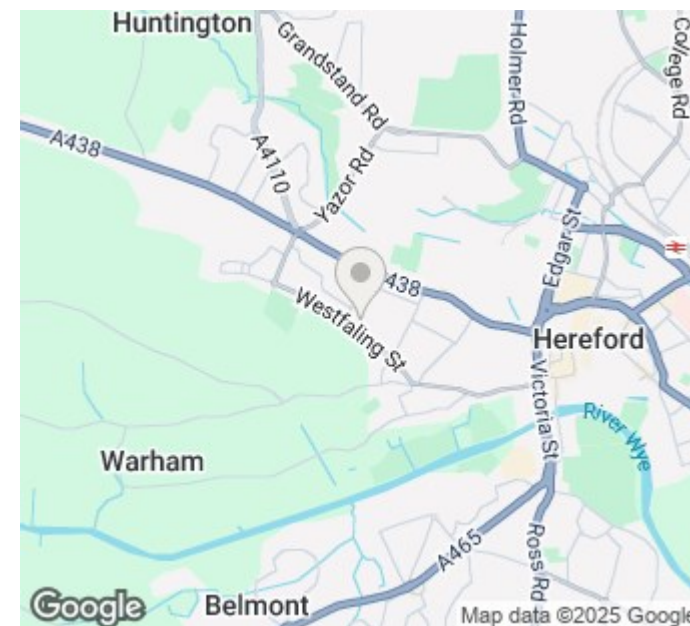




Total area: approx. 85.5 sq. metres (920.1 sq. feet)

14 Thompson Place, Hereford

EPC Rating: D **Council Tax Band: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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