



## 52 GREEN LANE

KINGSTONE, HEREFORD HR2 9EX

£275,000  
FREEHOLD

Situated in this popular village location, an immaculately presented modern three bedroom semi detached home offering ideal first time buyer/ family accommodation. With the benefit of gas central heating, double glazing and driveway parking, the property comprises a spacious lounge, downstairs W/C and fantastic open plan kitchen/dining/family room to the rear of the ground floor, three generously sized bedrooms and family bathroom are to the first floor with a private low maintenance rear garden. A viewing is highly recommended.





## 52 GREEN LANE

- Immaculately presented throughout • Three bedroom • Modern semi detached house • Popular village location • Ideal for a first time buyer or family • Must be viewed!



### Ground floor

With composite entrance door leading into the

### Entrance porch

With tiled floor, space for coat and shoe storage, recess spotlights and door leading into the

### Entrance hall

With herringbone style floor, contemporary panelling, ceiling light point, radiator, carpeted stairs leading to the first floor with useful under stair storage and oak doors leading into the

### Downstairs W/C

With low flush w/c, pedestal wash hand basin with tiled splash back, radiator, tiled floor, double glazed window, ceiling light point and extractor.

### Spacious lounge

A spacious lounge with fitted carpet, ceiling light point, radiator and double glazed window to the front aspect.

### Impressive kitchen/dining/family room

A beautifully fitted modern kitchen with matte navy blue fitted base units with wood effect work surfaces over, 1 1/2 bowl sink and drainer unit, four ring gas hob with extractor hood over and electric oven below, cupboard housing the gas central heating boiler, under counter space for washing machine and dishwasher, fitted peninsula with cupboard space and breakfast bar, further fitted work surface space with under counter space for a tumble dryer, space for freestanding fridge/freezer, two ceiling light point, double glazed

window, herringbone style flooring, opening into the family area with fitted carpet, radiator, ceiling light point, double glazed window and french doors out to the rear garden.

### First floor landing

With fitted carpet, recess spotlights, double glazed window, smoke alarm, loft hatch with pull down ladder and doors into

### Bedroom one

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

### Bedroom two

With fitted carpet, ceiling light point, radiator and double glazed window overlooking the rear garden.

### Bedroom three

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

### Bathroom

A beautifully presented modern fitted bathroom with three piece suite comprising p shaped panelled bath with tiled surround and mains fitment rainfall shower head over, wash hand basin with storage below, low flush w/c, heated towel rail, tiled floor, ceiling light point, extractor and double glazed window.

### Outside

To the rear, a good sized private south westerly facing garden. French doors opening out onto a decked patio

area perfect for entertaining with a good sized area of lawn and a brick paviour pathway leading to the large brick built storage shed (potential for home office use) with composite entrance door, light and power. The rear garden has a useful outside tap and power points, side access gate and is enclosed by fencing. To the front a fantastic stoned driveway providing off road parking for many vehicles with a side access gate leading to the rear.

#### Directions

From Hereford proceed initially on the A465 towards Abergavenny and, just past Belmont Abbey, turn right signposted Hay and Clehonger onto the B4349. Continue into Clehonger and fork left, continuing on the B4349 into Kingstone. Turn left and continue towards the church, then turn right into Green Lane and the property is located on the left-hand side after a short distance, as indicated by the Agent's FOR SALE board.

#### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

#### 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.

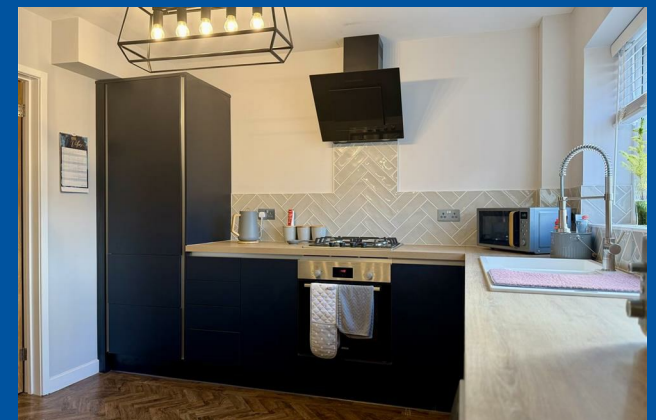
#### Tenure & Possession

Freehold - vacant possession on completion.

#### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

## 52 GREEN LANE





Total area: approx. 110.4 sq. metres (1188.0 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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