



2 LITTLE DELL

KINGSTONE HR2 9HA

£269,950
FREEHOLD

Immaculate semi-detached house in popular village location with 3 bedrooms, 2 bathrooms, kitchen-diner and lovely living room, garage, parking. Ideal for first time buyer/family home. No onward chain.



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- Sold with no onward chain!
- Popular village location
- Three bedrooms, one en-suite
- Garage & parking
- Ideal first time buyer/ small family home
- Semi detached house



Ground floor

With composite entrance door leading into the

Entrance hallway

With tiled floor, two ceiling light points, radiator, carpeted stairs leading up with useful under stair storage space and doors into

Kitchen/dining room

With matching wall and base units, ample work surface space, four ring electric hob with oven below and extractor over, space for freestanding fridge/freezer, under counter space for washing machine, stainless steel sink and drainer, wall mounted gas central heating boiler, ample space for a dining table, radiator, spotlights and single ceiling light point, double glazed window and doors out to the rear garden.

Living room

With wood effect flooring, four wall light, feature exposed brick fireplace, double glazed window to the front aspect and radiator.

Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, radiator, double glazed window, tiled floor and wall mounted fuse box.

First floor landing

With fitted carpet, ceiling light point, smoke alarm, loft hatch and doors to

Bedroom one with en-suite

With fitted carpet, radiator, ceiling light point, exposed

feature beam, double glazed window, built in storage cupboard and door to

En-suite

With fitted shower cubicle, tiled surround, pedestal wash hand basin, low flush w/c, tiled floor, electric heater and extractor.

Bedroom two

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

Bedroom three

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

Bathroom

Three piece suite comprising panelled bath with part tiled surround, low flush w/c, pedestal wash hand basin, radiator, double glazed window and tiled floor.

Outside

To the front a block paved driveway providing off road parking with two areas of stone for ease and low maintenance. There is a single garage with up and over door with an additional parking space to the front. To the rear a small courtyard garden laid to decking and stone for ease and low maintenance enclosed by fencing.

Directions

Head south on A49 (Victoria St) out of Hereford. At the ASDA roundabout, take the A465 towards Abergavenny. Continue for approximately 2 miles, then turn right onto

B4349 signed for Clehonger/Kingstone. Follow B4349 through Clehonger turn left at junction signposted Kingstone (B4349), carrying on through the village. As you head out of Clehonger you will shortly come into the village of Kingstone, take first left, carry on into the village (past the playing fields on your right), proceed through until you come to another junction (The Bull Ring Public House is on the right), turn left here, and then a few yards turn left again into the small close.

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

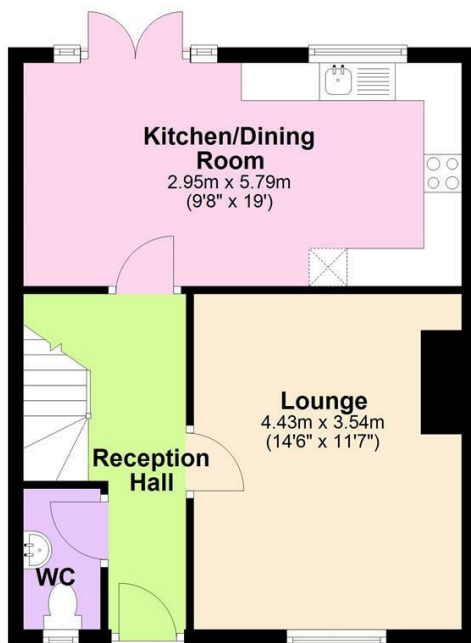
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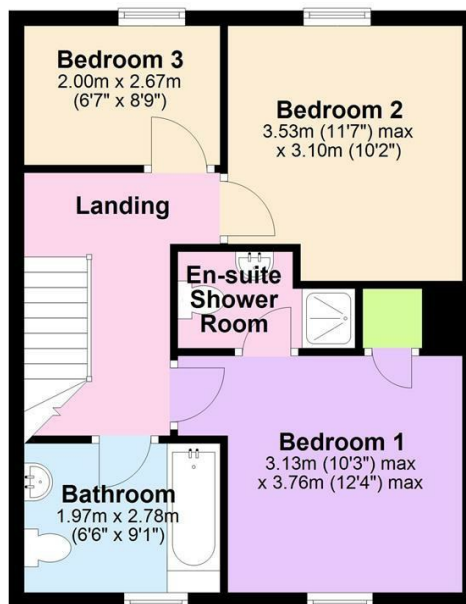
Ground Floor

Approx. 43.3 sq. metres (466.2 sq. feet)



First Floor

Approx. 44.0 sq. metres (474.1 sq. feet)



Total area: approx. 87.4 sq. metres (940.3 sq. feet)

2 Little Dell, Kingstone, Hereford

EPC Rating: C Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	71	
(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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