



## 12 WOODFIELD CLOSE KINGSTONE, HEREFORD HR2 9FB

£250,000  
FREEHOLD

Peacefully situated in this popular village location, a deceptively spacious 3 bedroom, 3 storey semi-detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, impressive open-plan living room/kitchen, 3 good sized bedrooms, garage and driveway and to fully appreciate this property we strongly recommend an internal inspection.

**Flint**  
&  
**Cook**

# 12 WOODFIELD CLOSE

- Impressive open-plan Living Room/Kitchen • 3 Good size bedrooms • Deceptively spacious 3 storey semi-detached house • Popular village location • Garage & double width driveway • Ideal family home



## Full Description

Peacefully situated in this popular village location, a deceptively spacious 3 bedroom, 3 storey semi-detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, impressive open-plan living room/kitchen, 3 good sized bedrooms, garage and driveway and to fully appreciate this property we strongly recommend an internal inspection.

## Canopy Porch

With partially double glazed entrance door through to the

## Open-Plan Kitchen/Living Area

Kitchen Area with 1 1/2 bowl sink unit with mixer tap over, a range of wall and base cabinets, ample work surfaces/breakfast bar with tiled splash backs, double glazed window to the front aspect, recessed spotlighting, feature flooring, carpeted staircase to the first floor, radiator, central heating thermostat, free standing slimline dishwasher, free standing upright fridge/freezer, built in single oven and 4 ring gas hob with cooker hood over. Living Area - with feature flooring, double radiator, useful store cupboard and double glazed sliding door to the

## Conservatory

A brick and uPVC construction with tiled floor, wall mounted electric heaters, power and light points, window blinds, double doors to the rear garden and internal door to the garage.

## Cloakroom

With low flush WC, wash hand basin with tiled splash back, double glazed window with blind, radiator and feature flooring.

## First Floor Landing

With fitted carpet and doors to bedrooms and bathroom. A carpeted stair then leads up to

## Bedroom 2

An L-shaped room with fitted carpet, radiator 2 double glazed windows to the front aspect enjoying a pleasant outlook.

## Bedroom 3

With fitted carpet, radiator and a double glazed window to the rear.

## Bathroom

With suite comprising a panelled bath with shower unit over, pedestal wash hand basin with shaver socket over, low flush WC, double glazed window with blind, ladder style radiator/towel rail, mirror fronted cabinet, recessed spotlighting and extractor fan.

## Top Floor - Bedroom 1

A light and airy room with fitted carpet, 2 radiators, access hatch to loft storage space, double glazed windows to front aspect enjoying a pleasant outlook, 2 Velux roof lights to the rear with pull down blinds, 2 fitted wardrobes and a further large storage cupboard. The ample space in this room provides the potential for creating an ensuite bathroom if desired.

## Outside

To the front of the property there is a small lawned garden with steps leading to the front entrance door. To the rear is a paved patio area leading onto the main garden which is laid to lawn and is bordered by flowers and shrubs and enclosed by high fencing and walling to maintain privacy. There is also a side gate leading to the large driveway providing ample off road parking and access to the Garage. With up and over door, power and light points and ample storage.

## Services

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

## Outgoings

Council tax band C - £2,071 payable for 2024/2025. Water and drainage rates are payable.

## Directions

Proceed south out of Hereford city on the A465 Abergavenny/Belmont Road, turn right taking the turn towards Clehonger and follow the signs for Kingstone. On entering the village of Kingstone take the first turning left proceeding through the village and Woodfield Close is on the right hand side.

## Viewings

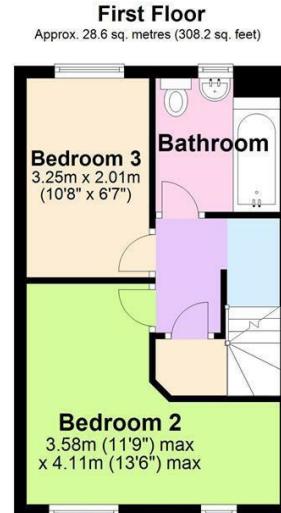
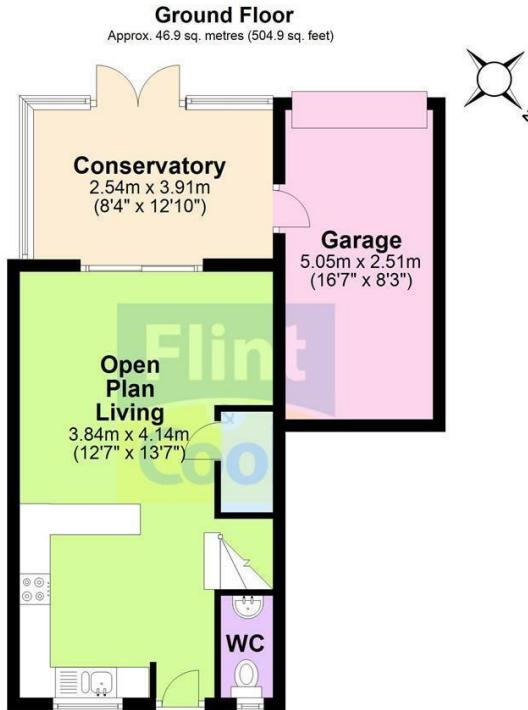
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm

## 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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Total area: approx. 93.9 sq. metres (1010.5 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	
(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			
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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