



2 DEAN POOL

KINGSTONE, HEREFORD HR2 9ES

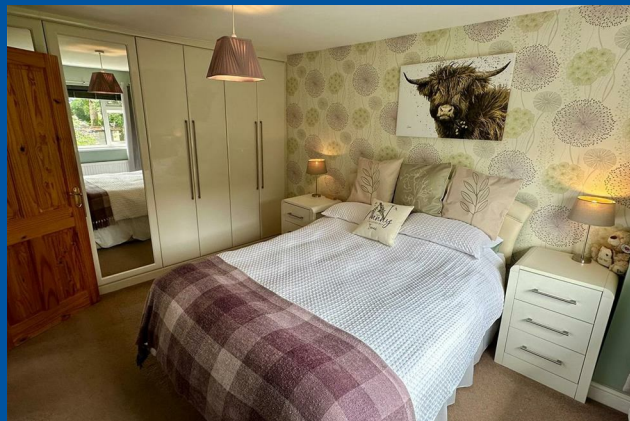
£299,950
FREEHOLD

Peacefully situated in this popular village location, a deceptively spacious 3 bedroom semi-detached house offering ideal family accommodation. The property which is offered for sale with no onward chain has the added benefit of gas central heating, double glazing, ample parking, an extensive rear garden, generously sized living accommodation and to fully appreciate this property we strongly recommend an internal inspection. No onward chain.



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- Extensive landscaped rear garden
- Must be viewed
- Spacious 3 bedroom semi-detached house
- No onward chain
- Popular village location
- Impressive kitchen & shower room
- Ideal family home



Full Description

Peacefully situated in this popular village location, a deceptively spacious 3 bedroom semi-detached house offering ideal family accommodation. The property which is offered for sale with no onward chain has the added benefit of gas central heating, double glazing, ample parking, an extensive rear garden, generously sized living accommodation and to fully appreciate this property we strongly recommend an internal inspection. No onward chain.

Lounge

With feature wood strip flooring, radiator, double glazed window to the front aspect with Venetian blind, coved ceiling, feature fireplace with hearth display mantel and gas coal effect stove and a square arch through to the

Rear Porch

With wood strip flooring, radiator, double glazed door to the outside, an internal door to the garage and door to the

Entrance Porch

With laminate flooring, electric light, storage space and double glazed door through to the

Downstairs Cloakroom

With low flush WC, wood strip flooring and a double glazed window

Bedroom 1

With fitted carpet, radiator, decorative wall, a range of

built in wardrobes with partially mirrored doors and a double glazed window to the rear enjoying a pleasant outlook across the garden.

Utility Room

With work surfaces with space and plumbing below for washing machine and tumble drier, double glazed window overlooking the garden, wood strip flooring, access hatch to loft storage, space for a free standing freezer.

Services

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

Spacious Reception Hall

With tiled floor, radiator with decorative cover, coved ceiling, carpeted staircase to the first floor, central heating thermostat and under stairs store cupboard.

Kitchen/Dining Room

With an extensive range of wall and base cupboards, ample work surfaces with tiled splash backs, wood strip flooring, a central work station/breakfast bar with storage and wine racks below, a radiator, recessed spotlighting, 1 ½ bowl sink unit, pull out trays, pantry style cupboard with ample shelving, double glazed window overlooking the rear garden, range style cooker with extractor hood over, a glass display cabinet, built in dishwasher, microwave and fridge, under cupboard lighting, double glazed double French doors on to the rear patio and garden, partially glazed door from the reception hall and door to the

Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect enjoying a pleasant outlook and a built in double wardrobe with an overhead cupboard.

Outgoings

Council tax band B - £1883.23 payable for 2025/2026 Water rates are payable. Private drainage (septic tank).

Money Laundering Regulations

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

First Floor Landing

With fitted carpet, double glazed window to the side, central heating thermostat, access hatch to the loft space and doors to

Bedroom 3

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

Extensive Rear Garden

Which is divided into two and mainly laid to lawn and bordered by flowers and shrubs and well enclosed by high hedging to maintain privacy. At the bottom of the garden there is a useful store shed and covered area with both power and light - just perfect for a hot tub.

Shower Room

With suite comprising a large double walk in shower with rainwater style shower head and separate hand

held attachment above, vanity wash hand basin with storage below, low flush WC, tiled floor and wall surround for easy maintenance, antique style radiator, touch light mirror, recessed spotlighting, extractor fan and a double glazed window.

Outside

To the front of the property there is a lawned garden with a large brick paved driveway to the side providing ample off road parking leading up to Garage With remote control roller door, power and light points, double glazed side window, ample storage space, wall mounted gas central heating boiler, internal door to the house and offering scope for conversion , subject to the necessary consent. To the immediate rear there is a good sized paved patio area providing the perfect entertaining space which then leads on to one of the main features of the property

Viewing Arrangements

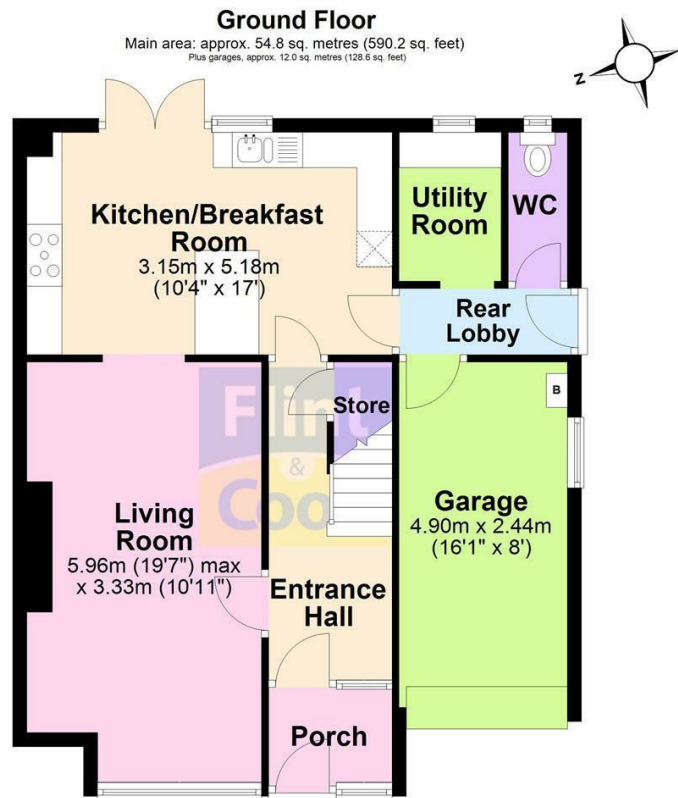
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm

Directions

Proceed south out of Hereford city on the A465 Abergavenny Road, turn right signposted Clehonger and follow the signs to Kingstone, on entering Kingstone take the first turning on your left proceeding through the village and 2 Dean Pool is on your left hand side.

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Main area: Approx. 98.9 sq. metres (1064.4 sq. feet)
Plus garages, approx. 12.0 sq. metres (128.6 sq. feet)

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	69	77
(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	

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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