



50 KEMPTON AVENUE

BOBBLESTOCK, HEREFORD HR4 9TU

£225,000
FREEHOLD

Situated in this popular residential location, a well presented two bedroom semi detached bungalow offering ideal accommodation for those looking to downsize or for first time buyers. The property comprises: entrance hall with doors leading off to two bedrooms, a modern fitted shower room, spacious lounge diner with modern kitchen & conservatory off. The property also benefits from a low maintenance rear garden, driveway parking and single garage. No onward chain.



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- No onward chain!
- Popular residential location
- Semi detached bungalow
- Two bedrooms
- Gas central heating & double glazing
- Garage, driveway & low maintenance garden



Ground floor

Canopy porch with entrance door leading into the

Entrance hallway

With wooden flooring, ceiling light point, loft hatch, radiator, airing cupboard housing the gas central heating boiler and doors to

Bedroom 1

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

Bedroom 2

With fitted carpet, radiator, ceiling light point and double glazed window with fitted blind.

Lounge/dining room

A spacious lounge/dining space with fitted carpet, electric pebble fireplace with feature surround, two ceiling lights, radiator, tv point and doors into

Kitchen

Fitted with high gloss white matching wall and base units, ample work surfaces over, stainless steel sink and drainer unit, under counter space for washing machine, four ring electric hob with oven below, integrated fridge/freezer, tiled floor, double glazed window and recess spotlights.

Shower room

A modern fitted shower room with fitted corner shower cubicle, rainfall shower head over, panelled surround and glass opening door, low flush w/c, wash hand basin

with storage below and tiled splash back, heated towel rail, tiled floor, double glazed window, recess spotlights.

Conservatory

With tiled floor, two wall lights, radiator, double glazed windows and french doors to the rear garden.

Outside

To the rear a fantastic low maintenance south facing rear garden. Steps lead down from the conservatory onto a good sized paved patio area, the remainder of the garden is laid to stone for ease and low maintenance enclosed by fencing. There is a side access gate leading to the driveway and a personal door to the rear of the garage. The garage has an up and over door to the front, light, power and door into the rear garden. There is a useful outside tap. To the front, a tarmac driveway providing off road parking for 2/3 vehicles with a flat access leading into the front door and to the side access gate and up and over door to the garage. The remainder of the front is laid to stone for ease and low maintenance.

Services

Tenure & Possession Freehold - vacant possession on completion. Services All mains services are connected. Gas-fired central heating. Outgoings Council Tax Band B Water and drainage are payable. Viewing Strictly by appointment through the Agents, Flint & Cook 01432 355455 Money Laundering Regulations Prospective purchasers are required to provide identification,

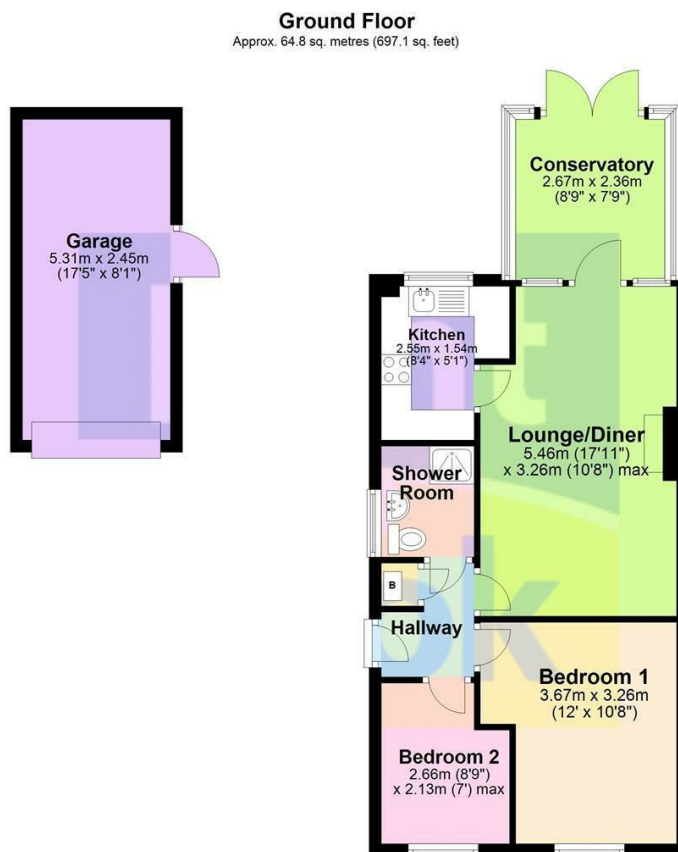
address verification and proof of funds at the time of making an offer. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm

Directions

Proceed west out of Hereford along Whitecross Road, on reaching the roundabout after one mile take the third exit into Three Elms Road, continue for one mile and take the right hand turning onto Sandown Drive then turn left onto Kempton Avenue, the property will then be found on the right hand side.

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Total area: approx. 64.8 sq. metres (697.1 sq. feet)

EPC Rating: C Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	70	
(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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