



## 15 SWALEDALE ROAD KINGSTONE, HEREFORD HR2 9JH

£300,000  
FREEHOLD

Situated on this popular residential development within the village of Kingstone, a well presented three bedroom detached property making an ideal first time buyer/ family home. The property which benefits from driveway parking, a single garage and enclosed garden briefly comprises a spacious kitchen/dining room, lounge and downstairs W/C to the ground floor with three bedrooms, bathroom and one en-suite to the first floor. A viewing is highly recommended.



# 15 SWALEDALE ROAD

- Modern detached house
- Three bedrooms, one en-suite
- Popular village location
- Single garage, garden & driveway parking
- Ideal first time buyer/small family home
- Must be viewed!



## Ground Floor

With canopy porch and entrance door leading into the

### Entrance Hall

With wood effect flooring, ceiling light point, radiator, carpeted stairs leading up, central heating thermostat and doors to

### Downstairs W/C

Comprising a low flush w/c, pedestal wash hand basin with tiled splash back, radiator, wall mounted fuse box, ceiling light point and wood effect flooring.

### Living Room

A spacious lounge with fitted carpet, dual aspect double glazed windows, two radiators, two ceiling light points and a part panelled wall.

### Kitchen/Dining Room

A spacious kitchen/dining room with modern fitted kitchen comprising a range of fitted wall and base units with ample worksurface space over. Integrated appliances to include a 1 1/2 bowl sink and drainer unit, four ring gas hob with cooker hood over, integrated oven, cupboard housing the gas central heating boiler, under counter space for washing machine and space for a freestanding fridge/freezer, there is ample space for dining with double glazed french doors to the rear, a double glazed window to the front, two radiators, a feature ceiling light point with further recess spotlights and a useful under stair storage cupboard.

## First Floor Landing

With fitted carpet, double glazed window to the rear aspect, ceiling light point, smoke alarm, loft hatch, useful storage cupboard and doors to

### Bedroom One with En-suite

A spacious principal bedroom with fitted carpet, central ceiling light point, double glazed window to the rear aspect, double fitted wardrobe and door to the En-suite shower room comprising a large walk in shower with tiled surround and rainfall shower head over, pedestal wash hand basin, low flush w/c, double glazed window and radiator.

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

A three piece white suite comprising panelled bath with part tiled surround, pedestal wash hand basin, low flush w/c, radiator, recess spotlights and double glazed window.

### Outside

To the front there is a tandem length driveway with useful rear access gate. There is also access to the single garage with up and over door to front. To the rear there is a fantastic west facing garden perfect for the evening

sun with a good sized patio area, a good sized area of lawn, an array of roses and shrubbery and a pathway leading to a further patio area and concreted area perfect for a shed.

#### **Directions**

Proceed south out of Hereford city on the A465 Abergavenny Road turning right to Clehonger and following the signs to Kingstone, continue into Kingstone village turning left before the doctor's surgery onto Swaledale Road.

#### **Outgoings**

Water and drainage rates are payable.

#### **Money Laundering**

Prospective purchasers will be asked to produce 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

#### **Property Services**

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

#### **Residential lettings & property management**

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

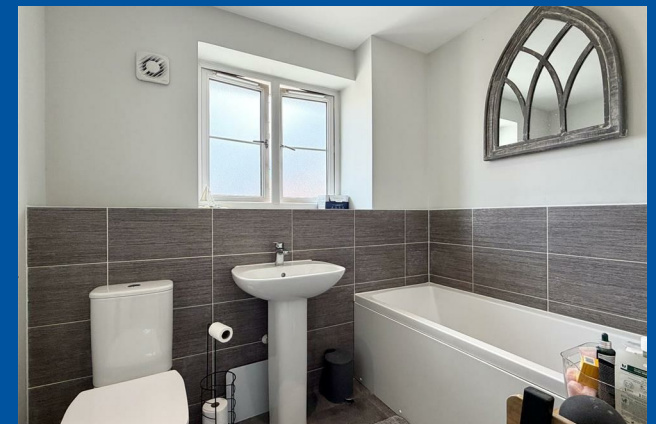
#### **Tenure & Possession**

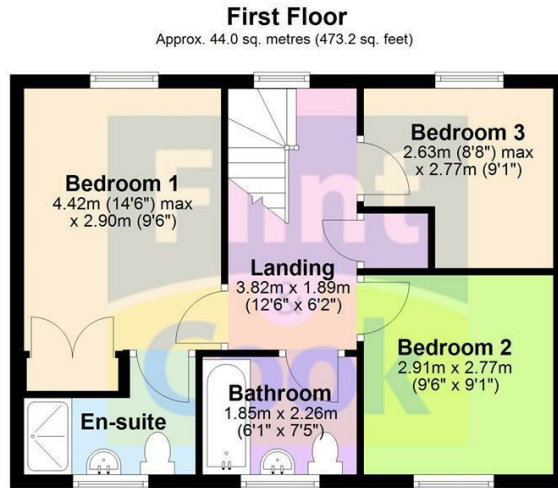
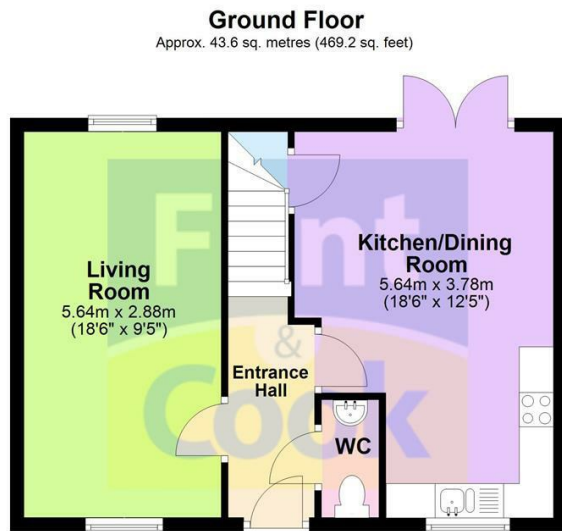
Freehold - vacant possession on completion.

#### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

## 15 SWALEDALE ROAD





Total area: approx. 87.6 sq. metres (942.4 sq. feet)

**EPC Rating: B Hereford Council Tax Band: D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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