



7 KINGS ACRE ROAD HEREFORD HR4 0QJ

£285,000
FREEHOLD

Pleasantly situated in this highly sought after residential location, a deceptively spacious 3 bedroom detached house offering ideal family accommodation.

Although in need of some modernization and refurbishment, the property is offered for sale with no onward chain and has the added benefit of gas central heating, generously sized living accommodation and a good sized south-facing rear garden. To fully appreciate the potential of this property we recommend an internal inspection.



7 KINGS ACRE ROAD

- Deceptively spacious 3 bedroom detached house
- 2 reception rooms, kitchen and utility
- Highly sought after location
- Good sized south facing rear garden
- Requires some modernisation and refurbishment
- Ideal family home



In more detail, the accommodation comprises double glazed sliding entrance door to

Entrance Porch

With tiled floor and entrance door to

Reception Hall

With radiator, stairs to first floor, understairs store cupboard, central heating thermostat and door to

Lounge

With radiator, large double glazed window to front aspect, fire surround with hearth, display mantel and built-in gas fire. Glazed panel double doors to

Dining Room

With radiator, double glazed sliding patio door to rear and door to

Kitchen

With 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, ample work surfaces with splashbacks, radiator, pantry style cupboard with shelving, high level glass display cabinet, double glazed window overlooking the rear garden, built-in oven and gas hob, further space for appliances and door to

Utility Room

With double radiator, store cupboards with worktop above, space for appliances, door to the rear garden and sliding door to

Shower Room/Cloakroom

With shower unit (in need of attention), wash hand basin and low flush WC.

From the Utility Room, glazed sliding doors open through to

Lean-to Conservatory

In need of attention but offering ideal storage space in the immediate future.

From Utility, internal door to passageway with door to the front driveway and internal door to the Garage.

First Floor Landing

With access hatch to loft space, radiator, double glazed side window, built-in cupboard housing gas central heating boiler and door to

Bedroom 1

With two double glazed windows to front aspect, radiator and corner cupboard.

Bedroom 2

With radiator, double glazed window to rear and corner cupboard with radiator.

Bedroom 3

With radiator, double glazed window to the front aspect and store cupboard with shelving.

Bathroom

Bath with shower unit over, pedestal wash hand basin, low flush WC, radiator and two double glazed windows.

Outside

To the front of the property is a lawned garden bordered by flowers and shrubs, partially enclosed by brick walling. The driveway provides off-road parking

and leads to the GARAGE with up and over door, power and light points, shelving, storage space and internal door to the passageway.

To the immediate rear of the property is a large paved patio area. The rear garden faces south and offers an ideal sun trap. Steps lead onto the main garden which is laid to lawn, well enclosed by hedging for privacy with concrete base ideal for the erection of a STORAGE SHED if required.

Tenure & Possession

Freehold - vacant possession on completion.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

Proceed west out of Hereford City along Whitecross Road, taking the second exit at Whitecross roundabout onto Kings Acre Road. Take the first turning on the left and Number 7 is on your right hand side, as indicated by the agents For Sale board.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money Laundering Regulations

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

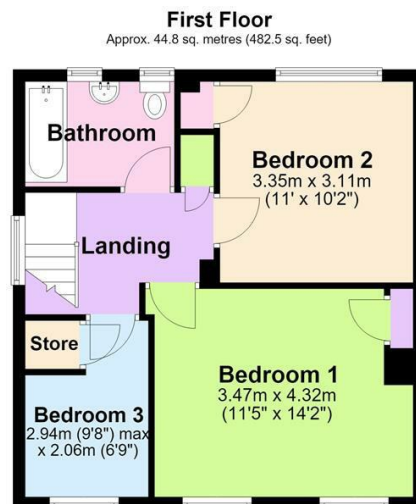
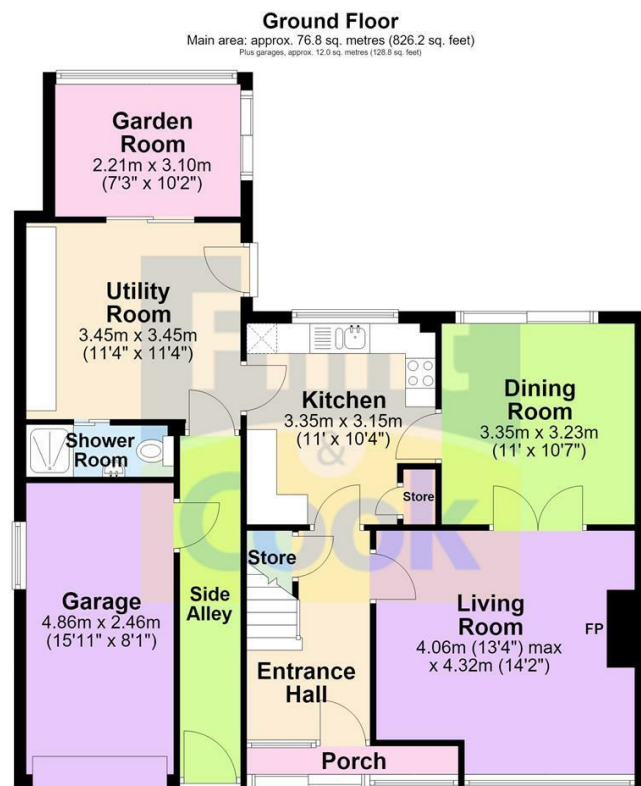
Saturday 9.00 am - 1.00 pm

Residential lettings & property management

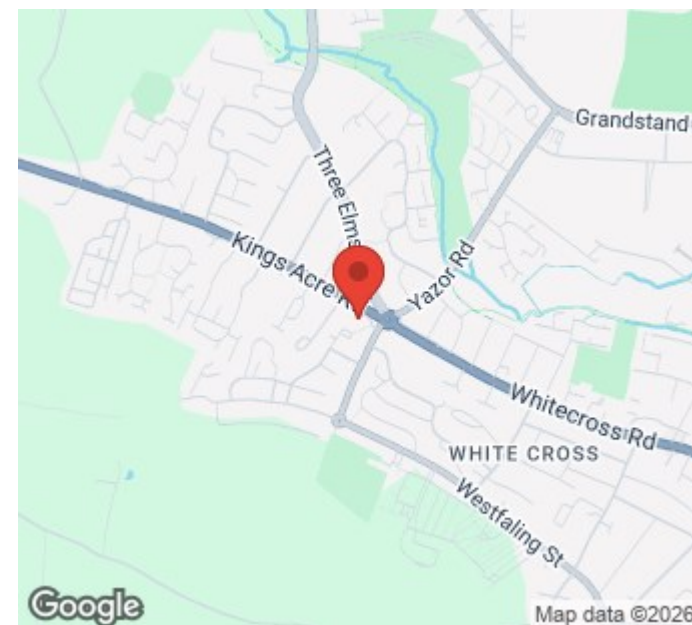
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

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Main area: Approx. 121.6 sq. metres (1308.7 sq. feet)
Plus garages, approx. 12.0 sq. metres (128.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Hereford Council Tax Band: D

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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