



34 KINGS CRESCENT

HEREFORD HR1 1GY

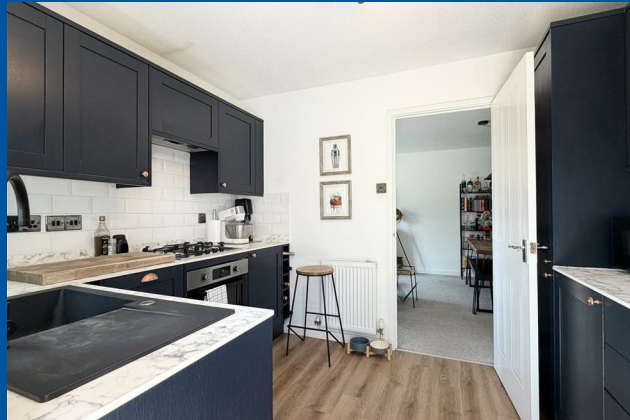
£240,000
FREEHOLD

Situated in this convenient residential location, an immaculately presented two bedroom semi detached bungalow offering an ideal purchase for a first time buyer or those looking to downsize. The property which has been modernised throughout benefits from a modern fitted kitchen & shower room, gas central heating, double glazing, a spacious driveway and a fantastic garden. A viewing is highly recommended.



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- Immaculately presented • Two bedroom semi detached bungalow • Ample parking & good sized garden • Ideal for a first time buyer or those downsizing • Convenient residential location • Must be viewed!



Ground Floor

With canopy porch and entrance door leading into the

Entrance Hall

With wood effect flooring, ceiling light point, wall mounted fuse box, double glazed window to the front aspect, radiator, space for coat and shoe storage, part panelled wall and door leading into the

Lounge/Dining Room

A spacious lounge/diner with a large double glazed window to the front aspect, two ceiling light points, two radiators, fitted carpet, and doors leading to the

Kitchen

A modern fitted kitchen comprising a range of matching wall and base units in a matte navy finish, there are ample work surfaces over with tiled splash backs, integrated appliances to include a four ring gas hob with extractor over and electric oven below, integrated slimline dishwasher and freestanding fridge/freezer, sink and drainer unit, wood effect flooring, radiator, double glazed window and door out to the garden.

Inner Hallway

With fitted carpet, ceiling light point, airing cupboard housing the gas central heating boiler and space and plumbing for a washing machine. Doors then leading into

Bedroom One

A spacious double bedroom with fitted carpet, double glazed window to the rear aspect, radiator, ceiling light

point, loft hatch, part panelled wall and ample space for wardrobes.

Bedroom Two

A good sized second bedroom with fitted carpet, central ceiling light, radiator, double glazed window to the rear and freestanding wardrobes with sliding doors.

Shower Room

A modern fitted shower room comprising a corner shower cubicle with mains fitment shower head over and panelled surround, wash hand basin with storage below, low flush w/c, chrome heated towel rail and double glazed window.

Outside

To the rear there is a large garden area separated into a side and rear garden. The rear garden is mostly laid to lawn and enclosed by fencing with raised planters and a useful outside storage shed. To the side there is a good sized area of lawn with a paved patio area providing the perfect entertaining space, again enclosed by fencing. There is a useful side access gate leading to the front where a dropped curb provides access to a tarmac driveway providing off road parking for several vehicles with an additional stoned area for further parking. The remainder of the front is laid to lawn.

Directions

Proceed north of Hereford city along Commercial Road, crossing over the railway bridge and turning left onto Barrs Court Road, at the mini roundabout take the

second left onto Kingsway and then first left into Kings Crescent.

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

Outgoings

Water and drainage rates are payable.

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.

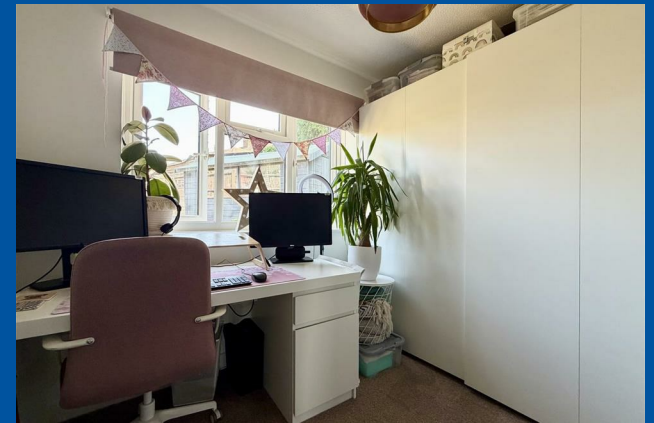
Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

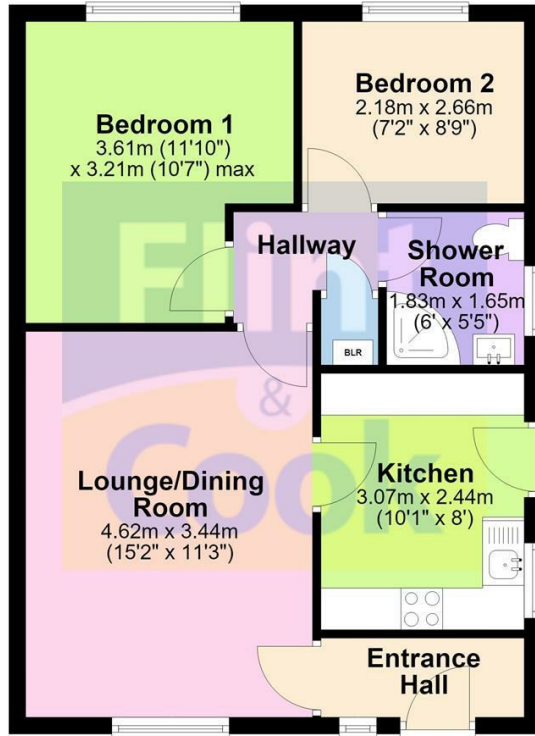
Strictly by appointment through the Agent (01432) 355455.

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Ground Floor

Approx. 49.8 sq. metres (536.3 sq. feet)



Total area: approx. 49.8 sq. metres (536.3 sq. feet)

EPC Rating: C Hereford Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(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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