



**46 KERNAL ROAD
HEREFORD HR4 0PR**

**£279,500
FREEHOLD**

Occupying a convenient central location within easy walking distance of Hereford city centre, a deceptively spacious 4 bedroom, 3 storey 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, an ensuite shower room, garage and driveway and we recommend an internal inspection.

**Flint
&
Cook**

46 KERNAL ROAD

- Convenient central location
- Deceptively spacious 4 bedroom 3 storey house
- 2 receptions rooms, conservatory, kitchen & utility
- Ensuite shower room
- Ideal family home
- No onward chain



Canopy Porch

With partially double glazed entrance door through to the

Reception Hall

With laminate flooring, radiator, coved ceiling, carpeted staircase to the first floor and door to the

Open Plan Kitchen/Dining/Family Room

Kitchen Area - with one and a half bowl sink unit with mixer tap, a range of wall and base cupboards, ample work surfaces with splash backs, double radiator, tiled floor, understairs cupboard, built-in double oven and 4 ring gas hob, wall mounted gas central heating boiler, double glazed window to the front aspect, space for refrigerator.

Dining/Family Room - with laminate flooring, radiator, double glazed double French doors lead to the conservatory and door to the

Utility Room

With work surface with space and plumbing below for a washing machine and tumble dryer, double glazed window to the rear, an internal door to the garage with scope to convert (subject necessary consent) and door to the

Downstairs Cloakroom

With low flush WC, corner wash hand basin, radiator and tiled floor.

Conservatory

Of brick and uPVC construction with laminate flooring, power points, opening window vents and double doors to the garden.

First Floor Landing

With fitted carpet, radiator, double glazed window to the front aspect, central heating thermostat and door to the

Lounge

With fitted carpet, double radiator, double glazed window to the front aspect, feature fireplace with hearth and display mantel over.

Bedroom 1

With fitted carpet, radiator, double glazed window to the rear, a range of fitted wardrobes and door to the

Ensuite Shower Room - with suite comprising large double shower with glazed sliding door, pedestal wash hand basin, low flush WC, radiator, vinyl flooring, double glazed window and extractor fan.

Second Floor Landing

With fitted carpet, access hatch to loft storage space and a built-in airing cupboard.

Bedroom 2

With fitted carpet, radiator, a range of wardrobes and corner recess ideal for further storage.

Bedroom 3

With fitted carpet, radiator, double glazed window to the front aspect and a range of fitted wardrobes with central shelving.

Bedroom 4

With fitted carpet, radiator, double glazed window to the front aspect, dressing table/desk unit with storage cupboard to the side.

Bathroom

With white bathroom suite, low flush WC, wash-hand basin, radiator and double-glazed window.

Outside

To the front of the property there is a small garden with a driveway to the side providing off-road parking which leads to the

Garage - with up and over door, power and light point, ample storage space and an internal door to the utility room.

To the rear there is a patio area leading on to the remainder of the garden which is laid to lawn and enclosed by fencing with useful timber garden shed and rear access gate.

Property Services

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

Outgoings - Bromyard

Council tax band 'D' - £2,429 for 2025/2026

Water and drainage rates are payable.

Directions

Proceed west out of Hereford centre along Eign Street continuing into Whitecross Road then turning left into Rylands Street. At the mini roundabout turn left onto Kernal Road.

Viewing

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

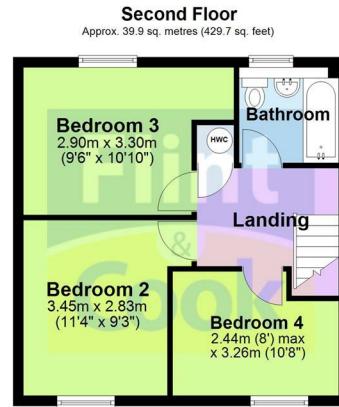
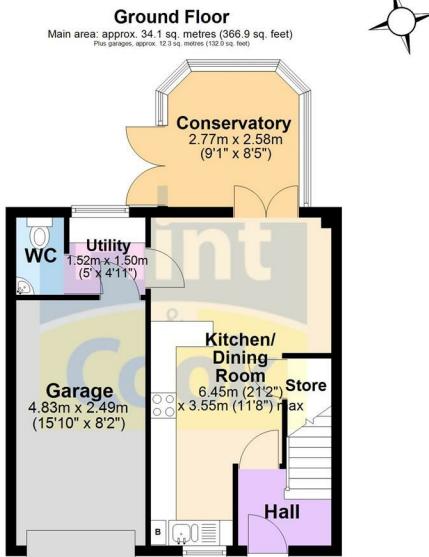
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

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Main area: Approx. 113.9 sq. metres (1226.4 sq. feet)
Plus garages: approx. 12.3 sq. metres (132.0 sq. feet)

EPC Rating: C **Council Tax Band: D**



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | |
| (55-68) | D | 70 | |
| (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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