



40 HEADBROOK

KINGTON HR5 3DY

£325,000
FREEHOLD

Situated on the outskirts of the popular market town of Kington, this three bedroom detached home offering ideal family living offers the opportunity to modernise and personalise throughout. Standing in a good sized plot with ample driveway parking & a large rear garden, a viewing is highly recommended.



40 HEADBROOK

- Requires modernisation • Three bedroom detached home • Driveway, garage & large garden • Sold with no onward chain! • Popular market town • Must be viewed!



Ground Floor

With entrance door leading into the

Entrance Hallway

With fitted carpet, ceiling light point, coving, carpeted stairs leading up and doors leading off to

Lounge

A spacious lounge with fitted carpet, triple aspect double glazed windows to the front, side and rear, three radiators, ceiling light point and feature stone open fireplace, a door leads from the lounge into the

Kitchen/Breakfast Room

Fitted with matching wall and base units with work surface space over, stainless steel sink and drainer unit, space for a freestanding cooker, space and plumbing for a washing machine, ample space for a dining table, double glazed window to the side aspect and door and window out to the conservatory. There is a useful pantry style under stair storage cupboard, radiator, ceiling light point, wall mounted gas central heating boiler and door leading into the

Dining Room

With fitted carpet, coving, ceiling light point, radiator, double glazed window to the front aspect, door to the side porch and door back into the entrance hall.

Side Porch

With step leading down, tiled floor, double glazed window to the front and door leading out to the side, wall mounted fuse box and electric meter.

Conservatory

With tiled floor, light and power, double glazed door, windows and french doors opening out onto the rear patio and provide views across the large rear garden.

First Floor Landing

With fitted carpet, ceiling light point, smoke alarm, large storage cupboard with fitted shelving and doors to

Bedroom One

With fitted carpet, ceiling light point, radiator, dual aspect double glazed windows to the front and side, radiator and ample space for wardrobes.

Bedroom Two

Formally used as a lounge but a spacious double bedroom with fitted carpet, two radiators, two ceiling light points, double glazed windows with fantastic views to the rear garden and two access hatches to the eaves.

Bedroom Three

With fitted carpet, ceiling light point, radiator and dual aspect double glazed windows to the front and side.

Shower Room

Comprising a large walk in shower with panelled surround and mains fitment shower head over, low flush w/c, Burlington pedestal wash hand basin, radiator, double glazed window and part tiled surround.

Outside

To the front the property is approached over a large stoned driveway providing off road parking for many

vehicles with an array of plants and shrubbery. Two access gates lead to the rear of the property and doors open to the single garage. To the rear there is a large garden with concrete and paved patio area, leading to a large area of lawn with an array of ornamental trees and plants, a small pond, a wooden outside storage shed and personal door to the rear of the garage.

Outside Toilet

With toilet, wash hand basin with tiled splash back, double glazed window and power.

Garage

A large garage space with light and power, opening doors to the front with side access door and double glazed window, a ladder provides access to the large loft space with window, fantastic for storage or providing further scope for conversion. To the rear of the garage there is a fantastic workshop with an additional access door and two single glazed windows.

Directions

What3words... breakfast.waking.assorted

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 and gas are connected. Private drainage. 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.

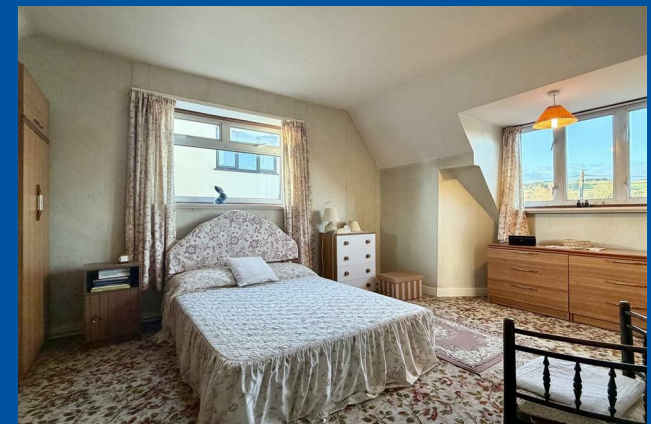
Tenure & Possession

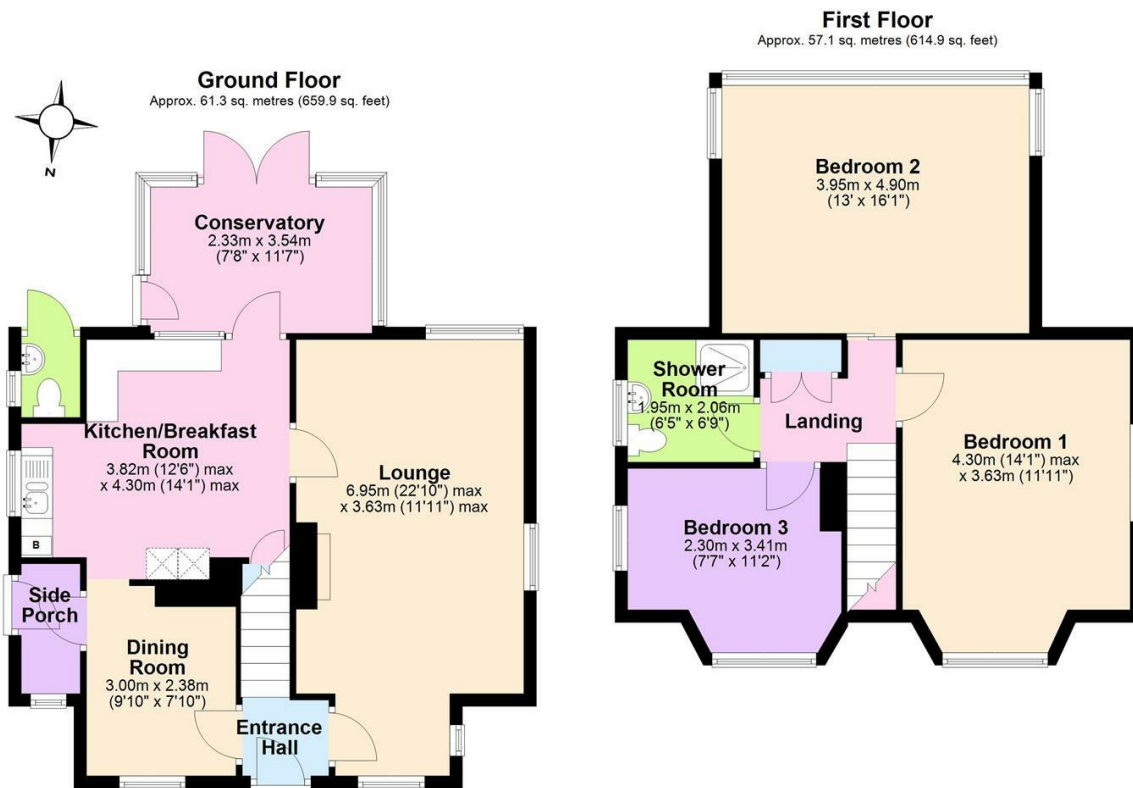
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 118.4 sq. metres (1274.8 sq. feet)

40 Headbrook, Kington, Hereford

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(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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