

84 KERNAL ROAD

HEREFORD HR4 0PR

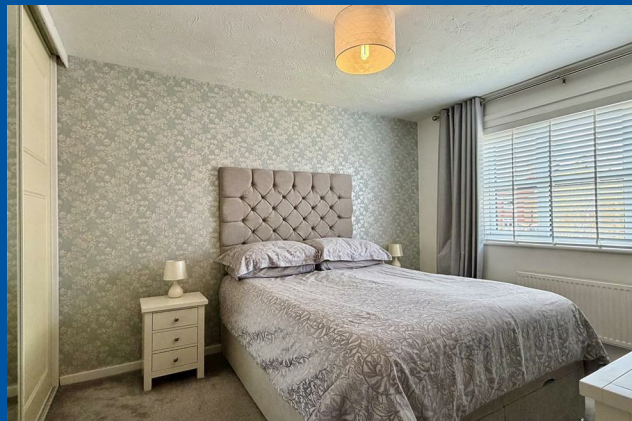
£260,000
FREEHOLD

Situated in a popular residential location a short distance from Hereford City Centre, a modern three bedroom semi detached house offering ideal first time buyer/ family accommodation. The property which is well presented throughout benefits from a double driveway to the front, a low maintenance rear garden, a downstairs W/C and spacious accommodation. A viewing is highly recommended.



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- Modern semi detached house
- Popular residential location
- Double driveway & low maintenance garden
- Ideal for a first time buyer/ small family
- Three bedrooms
- Must be viewed



Ground Floor

With ramp access, canopy porch and entrance door leading into the

Entrance Hall

With tiled floor, ceiling light point, radiator, carpeted stairs leading up, solar panel inverter, carpeted stairs leading up, an opening into the living room and door into the

Downstairs W/C

With low flush w/c, wash hand basin, radiator, ceiling light point and double glazed window to the front aspect.

Living Room

A spacious lounge with wood effect flooring, two ceiling light points, radiator, large double glazed window to the front aspect, large under stair storage cupboard and door into the

Kitchen/Dining Room

Comprising matching wall and base units with ample work surface space over, tiled splash backs, four ring gas hob, electric oven and cooker hood over, 1 1/2 bowl quartz sink and drainer unit, under counter space for a washing machine, space for a freestanding fridge, ample space for a dining table with central heating light, radiator, two double glazed windows to the rear aspect and double glazed door out to the rear garden.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch, double

glazed window to the side aspect, airing cupboard housing the gas central heating boiler and doors to

Bedroom One

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

Bedroom Two

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

Bedroom Three

With wood effect flooring, ceiling light point, radiator and double glazed window to the front aspect.

Bathroom

A modern three piece suite comprising p shaped panelled bath with tiled surround and electric shower over, pedestal wash hand basin with tiled splash backs, low flush w/c, radiator, double glazed window and vinyl flooring.

Outside

To the front there is a tarmac driveway providing for road parking for two cars with pathway and ramp to the front door and access to the side gate. To the rear there is a beautifully landscaped and low maintenance garden laid to patio, decking and artificial turf. There is a wooden storage shed, useful outside tap, side access gate and the garden is enclosed by fencing.

Agents Note

The property benefits from 7 solar panels to the front south facing aspect with battery storage.

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.

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.

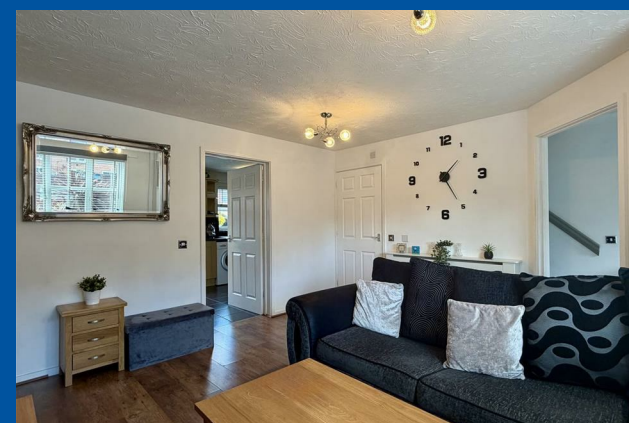
Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

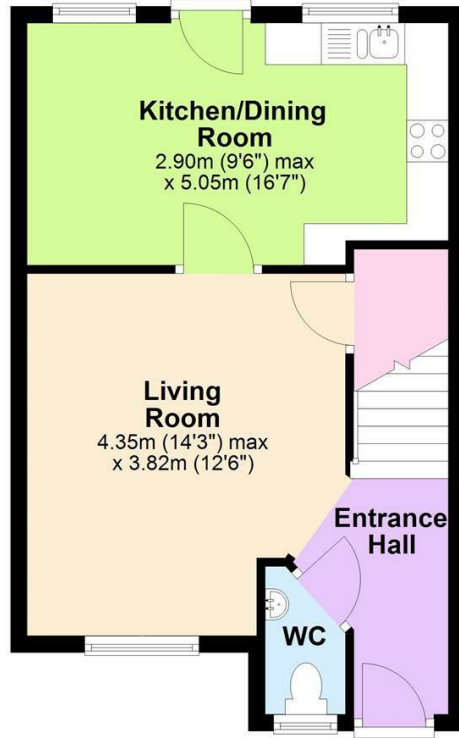
Strictly by appointment through the Agent (01432) 355455.

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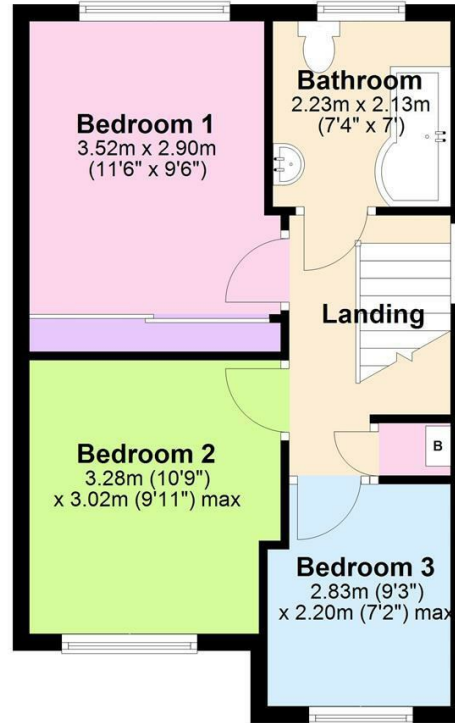
Ground Floor

Approx. 38.8 sq. metres (418.0 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.8 sq. feet)



Total area: approx. 78.5 sq. metres (844.8 sq. feet)

EPC Rating: C Council Tax Band:



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