



**BRENTWOOD 16 VICTORIA ROAD**  
KINGTON HR5 3BX

**£395,000**  
FREEHOLD

Situated in the popular market town of Kington, a spacious older style semi offering ideal family accommodation and being sold with the benefit of no onward chain. The property which offers flexible accommodation set across two floors benefits from a good sized driveway, low maintenance landscaped gardens & a large double garage. A viewing is highly recommended.



# BRENTWOOD 16 VICTORIA ROAD

- Within walking distance to the town centre
- Four/five bedrooms
- Large double garage, summerhouse & workshop
- Ideal family home
- Substantial older style semi
- Must be viewed!



## Ground Floor

With canopy entrance porch and wooden entrance door leading into the

## Entrance Hallway

With fitted carpet, stairs leading up, coving, ceiling light point, fitted wall light, double glazed window, wall mounted gas heater, door leading down to the cellar and doors leading into the

## Living Room

With fitted carpet, picture rail, coving, central ceiling light, double radiator, double glazed bay window to the front and gas fireplace with feature surround.

## Dining Room/ Additional Sitting Room

With fitted carpet, central ceiling light and two further wall lights, double radiator, coving, gas fireplace with feature surround, double glazed bay window to the side aspect and large storage cupboard housing the gas central heating boiler, ceiling light point and double glazed window.

## Kitchen/Breakfast Room

Comprising matching wall and base units with ample work surface space over, tiled splash backs, 1 1/2 bowl sink and drainer unit, freestanding cooker with gas hob and gas oven with extractor over, ample storage space with additional cupboards, ample space for a dining table, double glazed window, door out to the rear and door leading into the

## Utility

With fitted base units with worksurface space over, stainless steel sink and drainer, under counter space for a fridge, space for a freestanding cooker, double radiator, double glazed window, door to the rear, carpeted stairs leading up to bedroom 5/study and door into the

## Downstairs Shower Room

With low flush w/c, fitted shower cubicle with tiled surround, electric shower and bi-folding door, double glazed window, ceiling light point and radiator.

**A door and carpeted stairs lead down from the entrance**

## Cellar

With fitted carpet, double glazed window, light and power and a useful space for storage or scope for further conversion.

## First Floor Landing

With fitted carpet, ceiling light point, velux window and doors leading into

## Bedroom One

With fitted carpet, ceiling light point, loft hatch, double glazed window to the rear aspect, radiator, two fitted wardrobe cupboards and door with steps leading down to the office/ Bedroom 5.

## Bedroom Two with En-suite

With fitted carpet, ceiling light point, double radiator, double glazed bay window, ample space for wardrobes and door into the

Shower room

With fitted shower cubicle, tiled surround and electric shower with bifolding door, wash hand basin with tiled splash back, fitted carpet, recess spotlights and double glazed window.

## Bedroom Three

With fitted carpet, ceiling light point, large built in wardrobe with additional dressing table, double radiator and double glazed bay window to the front aspect.

#### Bedroom Four

With fitted carpet, radiator, ceiling light point, double glazed bay window to the front aspect and storage cupboard with hanging rail.

#### Bedroom Five/Study

With a staircase leading from the utility, a flexible space currently set up as a home office/ gym area with fitted carpet, two radiators, two ceiling light points and two double glazed windows looking out to the rear courtyard.

#### Bathroom

Three piece suite comprising panelled bath with part tiled surround, pedestal wash hand basin, low flush w/c, double radiator, ceiling light point and double glazed window.

#### Outside

The property is approached via double gates opening up onto a large tarmac driveway providing off road parking for many vehicles with areas of lawn to either side, there is a large double garage with two sets of opening doors, a summer house with raised patio, timber storage shed and greenhouse. Gates open onto a small courtyard laid to tarmac with access into the utility/ store room with space for washing machine and tumble dryer, sink and drainer unit, window to front and doors leading into the double garage, with light, power and ample space for vehicles.

#### 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

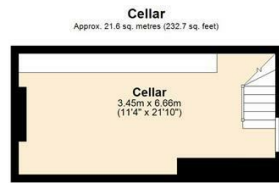
Freehold - vacant possession on completion.

#### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

## BRENTWOOD 16 VICTORIA ROAD





Total area: approx. 226.4 sq. metres (2436.7 sq. feet)  
16 Victoria Road, Kington, Hereford



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	71
(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 Herefordshire 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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