



43 CONISTON WALK HEREFORD HR4 9PP

Asking Price £279,950
FREEHOLD

Peacefully situated in this popular residential location, a highly spacious 4 bedroom extended semi-detached house offering ideal family accommodation. The property is well presented throughout and has the added benefit of gas central heating, double glazing, flexible living accommodation and single garage. Excellent local amenities including popular primary and secondary schools.

To fully appreciate this property we strongly recommend an internal inspection.



43 CONISTON WALK

- Popular residential location
- Highly spacious 4 bedroom extended semi-detached
- 3 reception rooms, kitchen & utility
- Excellent local amenities
- Ideal family home
- Must be viewed



In more detail the accommodation comprises

Double glazed side entrance door through to

Reception Hall

With tiled floor, radiator, carpeted staircase to the first floor and door to

Lounge

With fitted carpet, double glazed window to front aspect with vertical blinds, decorative wall, double radiator and feature fireplace with hearth and woodburning stove, understairs store cupboard and sliding door to

Dining Room

With laminate flooring, radiator and open plan access to

Family Room/Snug

With laminate flooring, radiator and double glazed sliding patio door to rear garden.

Kitchen

Modern fitted kitchen comprising single drainer sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces, tiled floor, double glazed window to side enjoying a pleasant outlook across the garden and park beyond, built-in oven and 4-ring hob with cooker hood over, space for upright fridge-freezer, pantry style cupboard, space and plumbing for washing machine and door to

Utility Room

With tiled floor, space and plumbing for washing

machine, power and light points, double glazed window to rear, ample storage space and door to side garden.

First Floor Landing

With fitted carpet, access hatch to loft space, central heating thermostat and door to

Bedroom 1

With fitted carpet, radiator and double glazed window to the rear enjoying a pleasant outlook.

Bedroom 2

With fitted carpet, radiator and double glazed window to the side enjoying a pleasant outlook.

Bedroom 3

With vinyl flooring, radiator, double glazed window to the front aspect, built-in single wardrobe and cupboard to the side housing the gas central heating boiler.

Bedroom 4

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

Bathroom

With suite comprising bath with shower unit, rail and curtain over, wash hand basin, low flush WC, radiator and double glazed window.

Outside

The front garden has been landscaped for easy maintenance bordered by flowers and shrubs with pathway to the side leading down to the side entrance door and gate leading to the garden.

To the immediate rear of the property is a good sized decked and paved area providing the perfect entertaining space with the rear garden facing south making it a lovely sun trap.

The side garden is mainly laid to lawn bordered by flowers and shrubs, all well enclosed by high fencing for privacy. There is also an outside tap, outside lighting, rear access gate and useful TIMBER GARDEN SHED.

Also including in the sale of the property is a SINGLE GARAGE which is situated a short distance away.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

Proceed west out of Hereford city centre along Whitecross Road taking the fourth exit at Whitecross roundabout onto Yazor Road. After approximately half a mile turn left into Windermere Road and Coniston Walk can be found on the right hand side.

Viewing

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

Money Laundering Regulations

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

Tenure & Possession

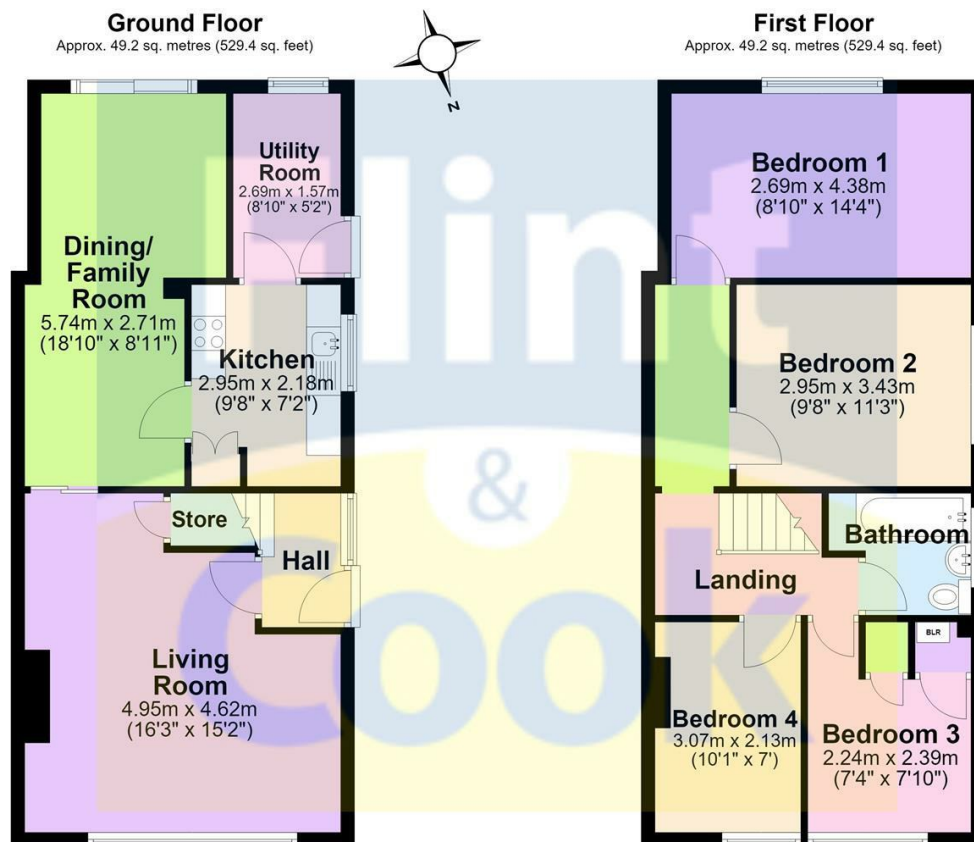
Freehold - vacant possession on completion.

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.

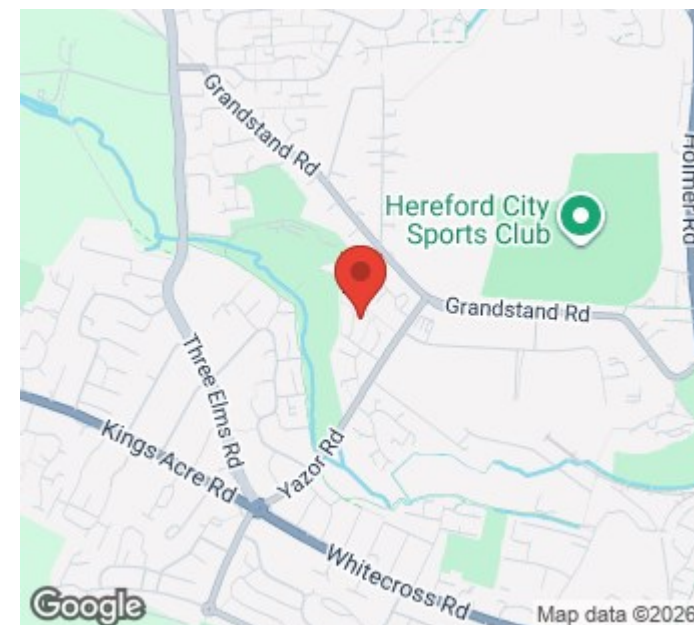
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Total area: approx. 98.4 sq. metres (1058.8 sq. feet)

EPC Rating: C Hereford Council Tax Band: C



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