



26 GREEN LANE KINGSTONE, HEREFORD HR2 9EX

£250,000
FREEHOLD

Situated within this peaceful cul-de-sac location, a well presented three bedroom semi detached property making an ideal home for a first time buyer or family. The property benefits from two receptions, modern kitchen, utility and conservatory to the ground floor with three bedrooms, modern bathroom and toilet to the first floor. There are enclosed front and rear gardens with potential to create driveway parking. A viewing is highly recommended.



26 GREEN LANE

- Popular village location
- Semi detached house
- Three bedrooms, two receptions & conservatory
- Gas central heating & double glazing
- Modern kitchen & bathroom
- Ideal first time buyer/family home



Ground Floor

With canopy porch and entrance door leading into the

Entrance Hall

With easy to maintain flooring, ceiling light point, carpeted stairs leading up, double glazed window to the front aspect, radiator, space for coat and shoe storage and doors leading into

Living Room

With fitted carpet, dual aspect double glazed windows to the front and rear aspects, picture rail, radiator, central ceiling light and coal effect gas fireplace with brick surround.

Dining Room

With wood effect flooring, coving, two radiators, two ceiling light points, double glazed window out to the conservatory, door out to the utility area and archway leading into the

Kitchen

Fitted with a modern range of fitted wall and base units with ample work surface space over, sink and drainer unit with tiled splash backs, under counter space for a dishwasher, space for a freestanding cooker with extractor hood over, double glazed window and strip light.

Utility Room

With fitted wall and base units and ample workspace space over, under counter space for washing machines tumble dryer and additional appliances with space for a

freestanding fridge/freezer, double glazed window to the rear aspect, radiator and stable door out to the

Conservatory

With wood effect flooring, fitted wall heater, a fitted wall light and hanging ceiling light with double glazed sliding doors out windows out to the rear garden.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch, double glazed window to the rear aspect, airing cupboard and doors to

Bedroom One

With fitted carpet, two double glazed windows to the front aspect, radiator, ceiling light point, built in cupboard housing the gas central heating boiler and an array of fitted wardrobes.

Bedroom Two

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

Bedroom Three

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

Bathroom

A newly fitted modern bathroom comprising p shaped panelled bath with electric shower over and panelled surround, wash hand basin with panelled splash back, heated towel rail and double glazed window to the rear aspect.

Toilet

With toilet, ceiling light point, part tiled surround and double glazed window.

Outside

To the rear there is a good sized paved patio area which extends to the side, with a small area of lawn and a step down to a further patio area. There is a useful side access gate. There are two wooden storage sheds and an additional container. To the front an iron gate provides access to the paved pathway leading to the front door and side access gate bordered by lawn and enclosed by fencing and hedging. Beyond the hedging the curb has been dropped by the current owners to offer the opportunity to create driveway parking.

Directions

From Hereford proceed initially on the A465 towards Abergavenny and, just past Belmont Abbey, turn right signposted Hay and Clehonger onto the B4349. Continue into Clehonger and fork left, continuing on the B4349 into Kingstone. Turn left and continue towards the church, then turn right into Green Lane, continue towards the end of the cul-de-sac and take the right hand turning.

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.

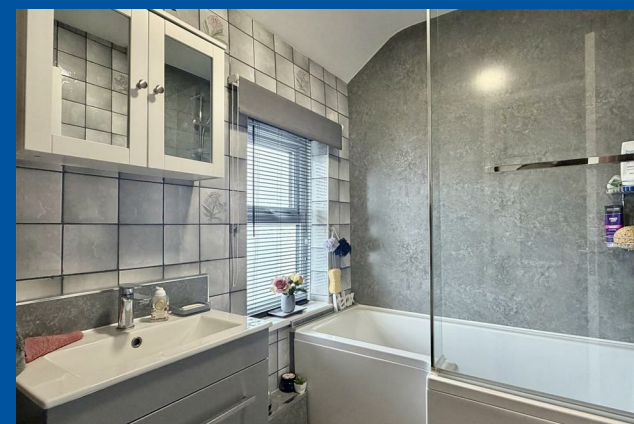
Tenure & Possession

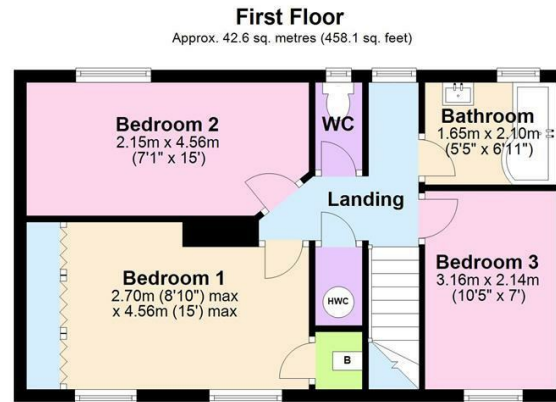
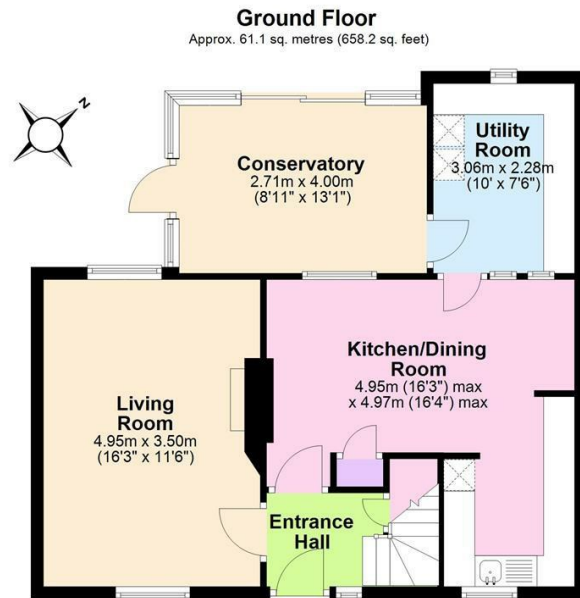
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

26 GREEN LANE





Total area: approx. 103.7 sq. metres (1116.3 sq. feet)
26 Green Lane, Kingstone, Hereford

EPC Rating: D 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	64	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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