



39 KINGS CRESCENT

HEREFORD HR1 1GY

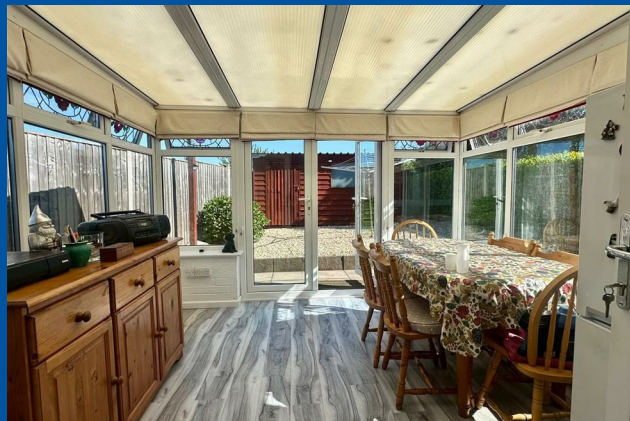
£235,000
FREEHOLD

Peacefully situated within easy reach of Hereford city centre, an impressive 2 bedroom, semi-detached bungalow offering ideal retirement accommodation. The property, which is well presented throughout, has the added benefit of gas central heating, double glazing, a modern kitchen and wet room, easy to maintain gardens, off-road parking and we strongly recommend an internal inspection.



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- Convenient central location
- Impressive two-bedroom semi-detached bungalow
- Modern kitchen and wet room
- Easy to maintain gardens
- Ideal for retirement
- Must be viewed



Canopy Porch

With outside light and partially double glazed entrance door through to the

Reception Hall

With fitted carpet, radiator, double glazed window and large cloaks cupboard.

Lounge

With fitted carpet, 2 radiators, dado rail, coved ceiling, large double glazed window to the front aspect with Venetian blind, feature fireplace with hearth, display mantle and electric fire, door to the inner hallway and door to the

Fitted Kitchen

With a range of wall and base cupboards, ample work surfaces with splashbacks, single drainer sink with mixer tap, vinyl flooring, double radiator, central spot lighting, wall mounted Worcester gas central heating boiler, space and plumbing for washing machine, built in single oven and 4 ring gas hob with extractor hood over, space for refrigerator, double glazed window and door to the side passageway.

Inner Hallway

With vinyl flooring, airing cupboard with shelving and ladder style radiator and door to

Bedroom 1

With fitted carpet, radiator, double glazed window to the rear, access hatch to loft space and large built in triple wardrobe with mirrored sliding doors.

Bedroom 2

With fitted carpet, radiator and double glazed double doors to the

Conservatory

Of brick and uPVC construction with double glazed windows, opening vents, power and light points, window blinds and double doors to the rear garden.

Wet Room

With a large shower area with glazed screen, seat and handrails, wash hand basin, low flush WC, double glazed window with blind, ladder style towel rail/radiator, wall mirror and two mirror fronted medicine cabinets.

Outside

The front garden has been laid to chippings for easy maintenance with a paved pathway leading to the front entrance door. There is a tandem length double driveway providing off road parking for two vehicles. To the side of the property is a partially covered passageway leading to the rear garden which again has been landscaped for easy maintenance and well enclosed to maintain privacy and with a useful garden shed/workshop with power and light

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

Proceed north of Hereford city along Commercial Road, crossing over the railway bridge and turning left onto Barrs Court Road, at the mini roundabout take the second left onto Kingsway and then first left into Kings Crescent.

Agents Note

The property is owned by a family relation of a member of staff within this office.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

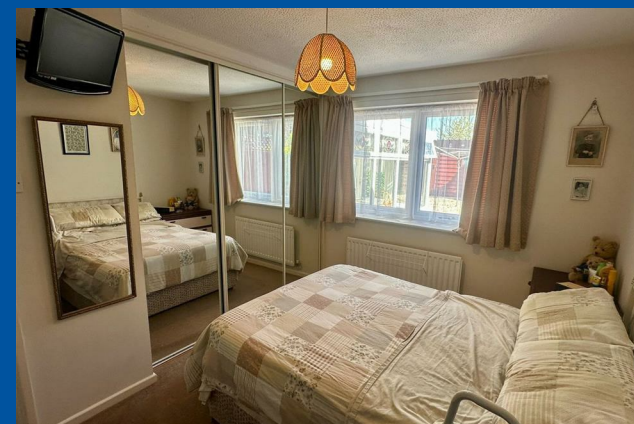
Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

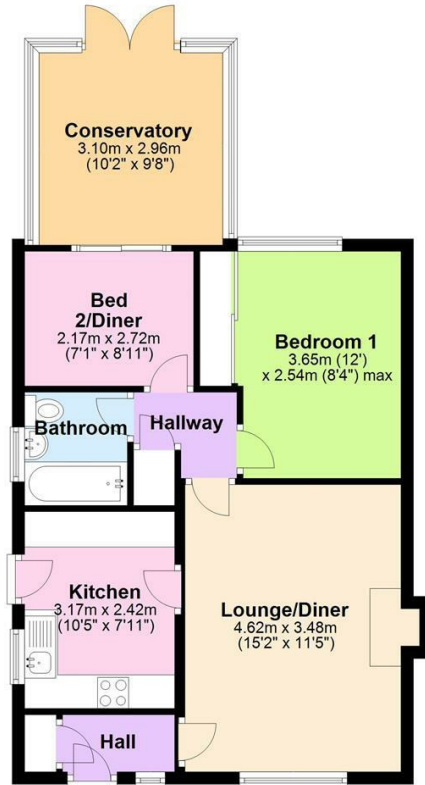
Residential lettings & property management

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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Ground Floor
Approx. 59.9 sq. metres (644.9 sq. feet)



Total area: approx. 59.9 sq. metres (644.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 Hereford Council Tax Band: B

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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