



## 44 MANTELLA DRIVE

HEREFORD HR1 1FB

£240,000  
FREEHOLD

Situated in this highly sought after residential location, an immaculately presented modern two double bedroom mid terraced home offering ideal first time buyer accommodation. With the added benefit of gas central heating, double glazing, a tandem double length drive to the side and enclosed rear garden. A viewing is highly recommended.



# 44 MANTELLA DRIVE

- Ideal for first time buyers
- Sought after residential location
- Immaculately presented throughout
- Enclosed rear garden & tandem length driveway
- Two double bed mid terraced house
- Must be viewed!



## Ground Floor

With canopy porch and entrance door into the

## Entrance Hall

With wood effect flooring, ceiling light point, radiator, space for coat and shoe storage and doors into the

## Downstairs W/C

With low flush w/c, pedestal wash hand basin with tiled splash back, radiator, part panelled wall, ceiling light point, extractor and wood effect flooring.

## Living Room

With wood effect flooring, central ceiling light, two radiators, double glazed window to the front aspect, carpeted stairs leading up and door into the

## Kitchen/Dining Room

Comprising matching wall and base units, ample work surface space over and tiled splash backs, sink and drainer unit, integrated four ring gas hob and electric oven, under counter space for a washing machine and slimline dishwasher with freestanding space for a fridge/freezer, cupboard housing the gas central heating boiler, ample space for a dining table, radiator, useful under stair storage cupboard and french doors out to the rear garden.

## First Floor Landing

With fitted carpet, ceiling light point, smoke alarm and doors to

## Bedroom One

A spacious double bedroom with fitted carpet, ceiling

light point, radiator, double glazed window to the front aspect, fitted wardrobes and door leading into the walk in wardrobe with fitted carpet & recess spotlights.

## Bedroom Two

A second double bedroom with fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect.

## Bathroom

Three piece white suite comprising panelled bath with electric shower over and tiled surround, pedestal wash hand basin with tiled splash back, low flush w/c, radiator and double glazed window.

## Outside

To the immediate rear of the property there is a paved patio area providing the ideal entertaining space with an additional patio space and the remainder of the garden being laid to lawn and well enclosed by fencing to maintain privacy. There is a useful timber garden shed and rear access gate leading to the driveway.

To the front of the property there is a small garden with a pathway leading to the entrance door.

To the side of the property there is a tandem double length driveway providing off road parking for two vehicles.

## Agents Note

There is a site maintenance fee paid twice annually of £244.07 to Pinnacle Property Management.

### Directions

Proceed east out of Hereford city along Barr Street/St Owen Street continuing onto Ledbury Road on reaching the outskirts of the city turn right into Hampton Dene road then first right into Mantella Drive.

### 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.

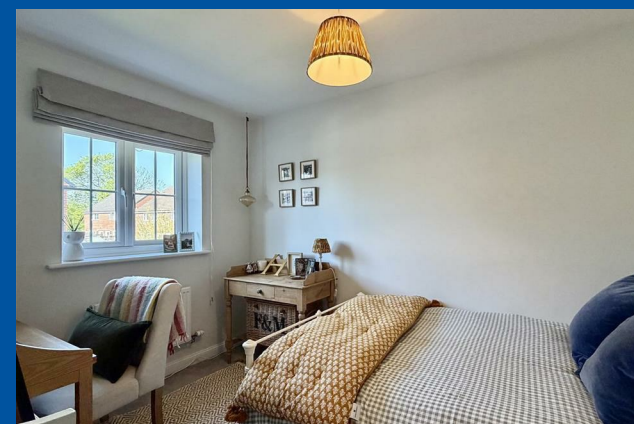
### Tenure & Possession

Freehold - vacant possession on completion.

### Viewing Arrangements

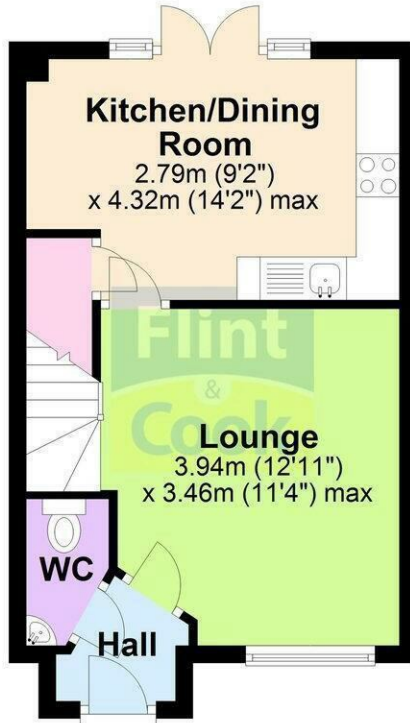
Strictly by appointment through the Agent (01432) 355455.

## 44 MANTELLA DRIVE



### Ground Floor

Approx. 30.2 sq. metres (325.5 sq. feet)



### First Floor

Approx. 29.4 sq. metres (316.0 sq. feet)



Total area: approx. 59.6 sq. metres (641.6 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		97
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: B 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

Flint and Cook Hereford Sales  
22 Broad Street  
Hereford  
Herefordshire  
HR4 9AP

01432 355455  
hereford@flintandcook.co.uk  
flintandcook.co.uk

