

for sale

£270,000



Swaledale Road Kingstone Hereford HR2 9JH

This immaculately presented three-bedroom home is located in the popular village of Kingstone, on the southern outskirts of Hereford. Boasting a large garden, ample off road parking, master en suite and downstairs W/C.

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Approach

A drop curb giving access to the tarmac drive which leads down the side of the home. There is a side gate giving access to the rear garden and to the front of the home there is a small lawn and steps leading to the front door.

Entrance Hall

Double glazed door to front, stairs leading to the first floor landing, central heating radiator, ceiling light point and doors leading to:

Downstairs W.C

Low level W.C, wash hand basin, part tiling to walls, central heating radiator, extractor fan and ceiling light point.

Lounge

15' 11" x 12' 6" (4.85m x 3.81m)

Double glazed French doors to the rear giving access to the rear garden, two central heating radiators and ceiling light point

Kitchen

13' 5" x 9' 3" (4.09m x 2.82m)

A fitted kitchen with soft closing wall and base units with roll top work surfaces over, one and a half bowl sink and drainer with splash back tiling to walls, integrated electric double oven and gas hob with cooker hood over, plumbing for washing machine, space for tumble dryer, space for fridge freezer, central heating boiler, central heating radiator, spot lights to ceiling and double glazed window to front elevation.



First Floor Landing

Loft access, storage cupboard, two ceiling light points and doors leading to:

Bedroom One

12' 6" x 9' 1" (3.81m x 2.77m)

Double glazed window to rear elevation, built in wardrobes, central heating radiator, ceiling light point and door leading to:

Master En-Suite

A modern white suite briefly comprising: corner shower with glass doors, wash hand basin, part tiling to walls, low level W.C, extra fan, central heating radiator and ceiling light point.

Bedroom Two

9' 10" x 9' 1" (3.00m x 2.77m)

Double glazed window to front elevation, central heating radiator and ceiling light point

Bedroom Three

8' 8" x 6' 5" (2.64m x 1.96m)

Double glazed window to rear elevation, central heating radiator and ceiling light point

Family Bathroom

A modern white suite briefly comprising: bath with mixer taps and shower head over, wash hand basin, low level W.C, part tiling to walls, extra fan, central heating radiator, spot lights to the ceiling and double glazed obscure window to front elevation.

Rear Garden

A great size rear garden which is mainly laid to lawn with fencing to the borders and a side gate giving access back to the front of the home.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: HER315816 - 0004

Tenure:Freehold EPC Rating: B

Council Tax Band: C

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