



## 31 GREEN LANE

KINGSTONE, HEREFORD HR2 9EX

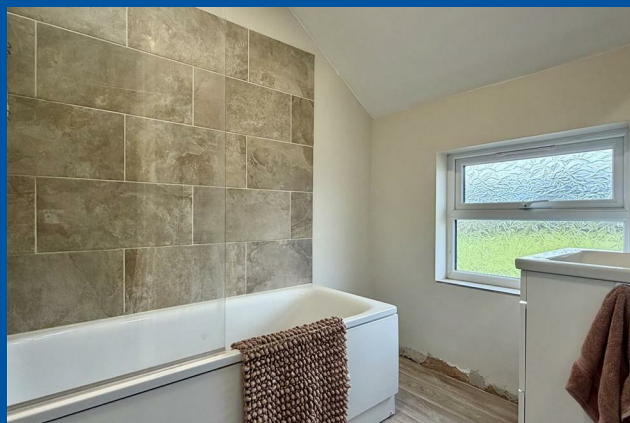
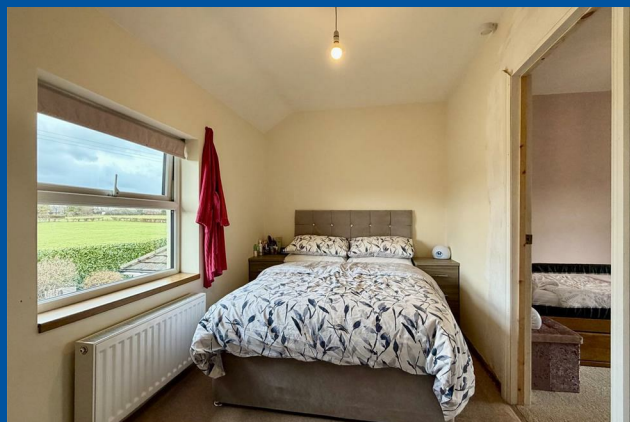
£259,950  
FREEHOLD

Set at the end of peaceful cul-de-sac position within this popular village location, a well presented three bedroom mid terraced property making an ideal first time buyer/family home. The property benefits from a modern kitchen & bathroom, gas central heating, double glazing, a double width driveway and enclosed rear garden with views towards open countryside beyond. A viewing is highly recommended.



## 31 GREEN LANE

- Popular village location • Three bedroom mid terraced • Utility & downstairs toilet • Well presented throughout • Driveway parking & enclosed rear garden • Ideal first time buyer/ family home



### Ground Floor

With upvc entrance door leading into the

### Entrance Porch

With tiled floor, fitted wall light, ample space for both coat and shoe storage and double glazed door leading into the

### Entrance Hallway

With wood effect flooring, radiator, ceiling light point, smoke alarm, carpeted stairs leading up and doors leading into

### Living Room

With fitted carpet, two ceiling light points, two radiators, dual aspect double glazed window to the front and french doors to the rear garden, woodburning stove with tiled hearth and feature exposed brick surround.

### Kitchen/Dining Room

A modern fitted kitchen with basements and ample work surface space over, stainless steel sink and drainer unit, integrated electric oven with four ring gas hob and cooker hood over, space for a freestanding fridge/freezer, double glazed window, ceiling light point, useful pantry cupboard, two radiators, ample space for dining, double glazed window to the front aspect and door leading into

### Inner Hall

With wood effect flooring, radiator, wall mounted fuse box, ceiling light point, space for coat and shoe storage and opening into the

### Utility Area

Space and plumbing for washing machine with room for a tumble dryer over, ceiling light point, tiled floor, tap, door to the rear garden and door into the

### Toilet

With tiled floor, ceiling light point and low flush w/c.

### First Floor Landing

With fitted carpet, ceiling light point, smoke alarm, loft hatch, useful storage cupboard, airing cupboard housing the Worcester Bosch gas central heating boiler, radiator, double glazed window to test rear aspect and doors leading into

### Bedroom One

With fitted carpet, radiator, ceiling light point, double glazed window to the rear aspect with countryside views and door leading into

### Dressing Room/Bedroom Four

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

### Bedroom Two

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

### Bedroom Three

With fitted carpet, radiator, double glazed window and ceiling light point.

### Bathroom

Modern fitted white suite comprising panelled bath with mains fitment shower over, part tiled surround,



wash hand basin with storage below, chrome heated towel rail, ceiling light point, double glazed window and vinyl flooring.

#### **Toilet**

With low flush w/c, ceiling light point, vinyl flooring, radiator and double glazed window to the rear aspect.

#### **Outside**

To the rear a private garden laid to concrete and lawn for ease and low maintenance enclosed by fencing with fantastic views towards the open countryside beyond. There is a useful wooden storage shed. To the front the property has a good sized tarmacadam driveway providing parking for 2/3 vehicles enclosed by a mix of hedging and fencing with iron gates.

#### **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 and the property is located straight ahead at the end of the cul-de-sac.

#### **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.

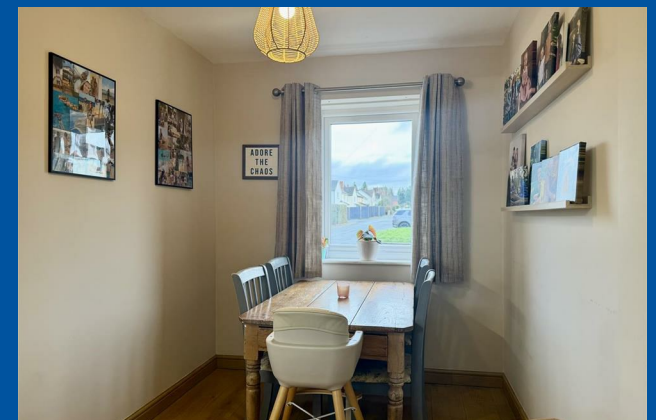
#### **Tenure & Possession**

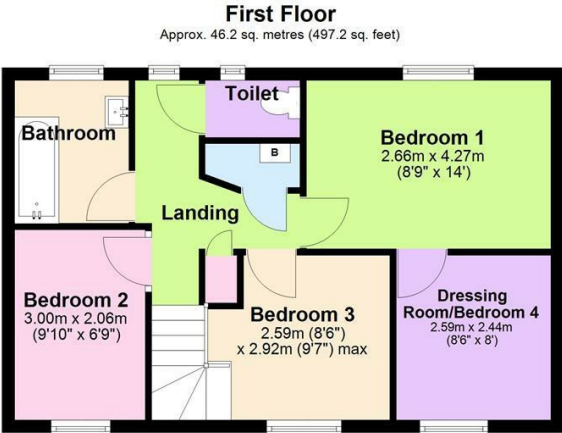
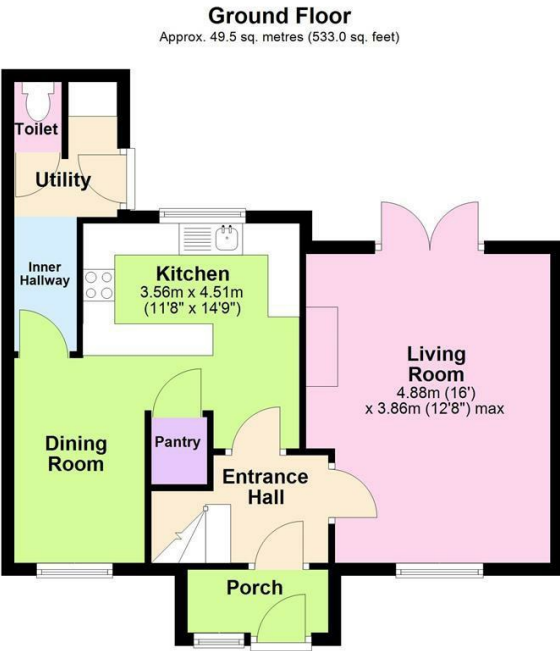
Freehold - vacant possession on completion.

#### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

## **31 GREEN LANE**





Total area: approx. 95.7 sq. metres (1030.2 sq. feet)

**EPC Rating: C    Council Tax Band: B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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

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

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

