



16 HEBRIDEAN GARDENS KINGSTONE, HEREFORD HR2 9TT

Fixed Asking Price £350,000
FREEHOLD

Situated in a prime location on this popular residential development set within the heart of the village of Kingstone, a fantastic four bedroom detached home offering ideal accommodation for a first time buyer/family. Benefits from gas central heating, double glazing, a large single garage & ample driveway parking, the property is being sold with no onward chain and a viewing is highly recommended.



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- Popular village location • Prime position within this residential development • Four bedroom detached house • Sold with no onward chain • Parking, garage & garden • Ideal family home



Ground Floor

With canopy porch and entrance door leading into the

Entrance Hall

With wood effect flooring, two ceiling light points, radiator, carpeted stairs leading up with a good sized under stair storage cupboard, space for coats and shoes and doors leading into the

Downstairs Cloakroom

With low flush w/c, pedestal wash hand basin with tiled splash back, double glazed window, wood effect flooring, ceiling light point, wall mounted fuse box and additional coat storage.

Living Room

A spacious lounge with wood effect flooring, two ceiling light points, radiator and double glazed bay window to the front aspect.

Kitchen/Dining Room

A spacious kitchen/dining room comprising a modern white fitted kitchen with a range of wall and base cupboards with ample work surface space over. Integrated appliances include a stainless steel 1 1/2 bowl sink and drainer unit, four ring gas hob with cooker hood over, electric oven and grill, a cupboard housing the wall mounted gas central heating boiler, there is under counter space for a dishwasher and space for a freestanding fridge/freezer. To the kitchen there are recess spotlights and a double glazed window to the rear garden with radiator, within the dining space there

is a ceiling light point, further radiator and double French doors opening out to the

Garden Room

With wood effect flooring, power points, double glazed windows and french doors out to the rear garden.

First Floor Landing

With fitted carpet, ceiling light point, radiator, loft hatch and doors to

Main Bedroom with En-suite

A good sized main bedroom with fitted carpet, central ceiling light, radiator, double glazed window to the front aspect, double fitted wardrobe with mirrored sliding doors, an additional triple fitted wardrobe with sliding doors and door into the

En-suite shower room comprising a double width walk in shower with tiled surround, bi-folding door and mains fitment shower head over, pedestal wash hand basin, low flush w/c, heated towel rail, recess spotlights and tiled floor.

Bedroom Two

A good sized double bedroom comprising fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect and ample space for wardrobes.

Bedroom Three

A third double with fitted carpet, central ceiling light, radiator and double glazed window to the rear aspect.

Bedroom Four

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

Bathroom

Three piece white suite comprising panelled bath with part tiled surround and mains fitment shower head over, wash hand basin with tiled splash back and storage below, low flush w/c, tiled floor, radiator and recess spotlights.

Outside

Approached via a shared driveway, the properties position benefits from additional parking catering for four vehicles with a tandem length drive to the side and two spaces to the front. There are areas of lawn with an array of ornamental plants and shrubbery. There is a large single garage with light, power and up and over door to the front with side access gate leading to the rear. To the rear there is fantastic landscaped rear garden made up of a good sized patio area with outside wooden pergola and an area of lawn. There is a rear access gate, useful side passage for storage and the garden is enclosed by a mix of fencing and brick walling.

Agents Note

The property benefits from the remainder of a 10 year NHBC warranty. The property was built in 2022 and has 6 years remaining.

There is an estate charge of £147 per annum.

Directions

Proceed south out of Hereford on the A465 Abergavenny Road, turning right for Clehonger and follow the signpost to Kingstone. On entering the village of Kingstone, just before the school, turn left

into Swaledale Road, right into Romney Way and then right into Hebridean Gardens.

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.

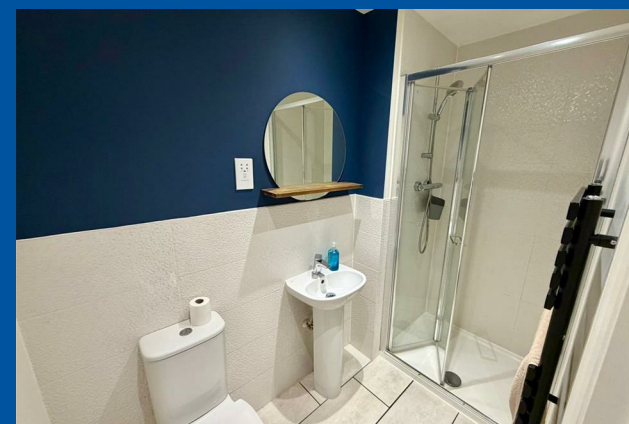
Tenure & Possession

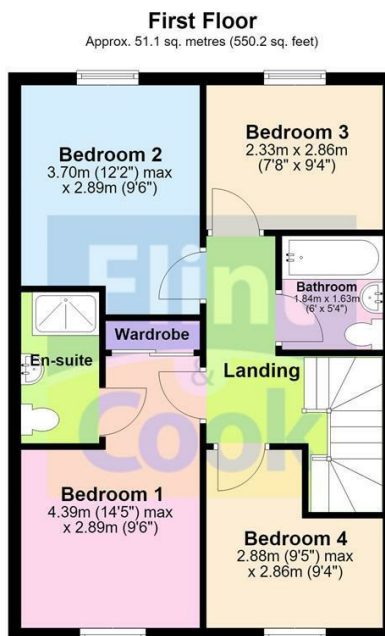
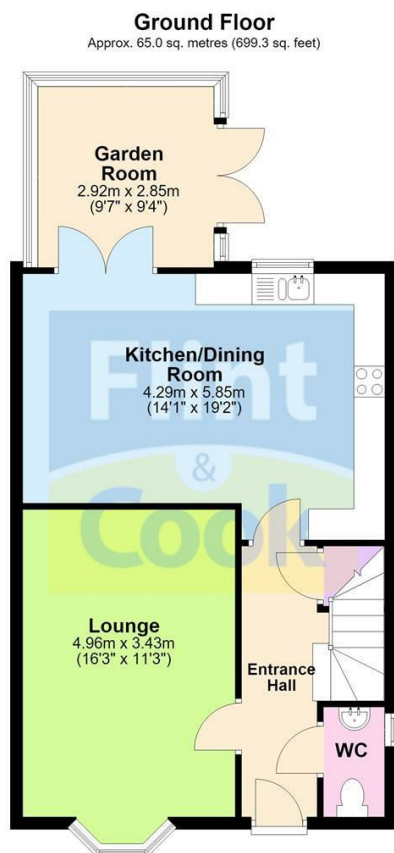
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 116.1 sq. metres (1249.5 sq. feet)

EPC Rating: B Hereford Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(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

