



## 12 GREEN LANE

KINGSTONE, HEREFORD HR2 9EX

£210,000  
FREEHOLD

An excellent mid-terraced, older-style home located in a sought-after village, offering plenty of potential. The property features 3 bedrooms, a good-sized living space, driveway parking, and a lovely enclosed rear garden. Requiring modernisation throughout, it provides an ideal opportunity for buyers wishing to put their own stamp on a property. No onward chain.





## 12 GREEN LANE

- Popular village location • No onward chain!
- Requires modernisation throughout • Off road parking & good sized rear garden • Three bedrooms, two receptions, downstairs W/C • Mid terraced house.



### Ground floor

With entrance door leading into the

### Entrance porch

With double glazed windows to the front, space for coats & shoe storage and a door leading into the

### Entrance hallway

With fitted carpet, ceiling light point, carpeted stairs leading up, space for coat storage and doors leading into the

### Living room

A lovely room with fitted carpet, night storage heater, ceiling light point, coving, dual aspect windows to the front and rear, feature gas fireplace with surround (lpg gas).

### Dining room

With fitted carpet, two ceiling light points, useful under stair storage cupboard, night storage heater, cupboard housing the fuse box, window looking out to the rear garden, an opening into the kitchen and door leading out to the utility room.

### Kitchen

Fitted with matching wall and base units and fitted work surfaces over with tiled splash backs. Sink and drainer unit, free standing electric cooker and extractor hood over, space for an under counter fridge, vinyl flooring, ceiling light point and window to the front aspect.

### Utility room

With fitted cupboards, space and plumbing for a

washing machine and freestanding fridge/freezer, loft hatch, two ceiling light points, window and door out to the

### Rear porch

With ceiling light point, space for coats and shoes, window and door to the rear garden with another door leading into the

### Downstairs W/C

With toilet, wash hand basin, ceiling light point and window to the rear.

### First floor landing

With fitted carpet, ceiling light point, night storage heater, loft hatch, airing cupboard housing the hot water cylinder and fitted wooden shelving with doors leading to

### Bedroom one

With fitted carpet, ceiling light point, large window to the front aspect and a range of fitted wardrobes.

### Bedroom two

With fitted carpet, ceiling light point and window overlooking the rear garden.

### Bedroom three

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

### Shower room

A modern fitted shower room comprising a large walk in shower with panelled surround and electric shower

over, pedestal wash hand basin with splash back, low flush w/c, two ceiling light points and two windows to the rear aspect.

### Outside

To the rear there is a great sized garden with a large paved patio area perfect for entertaining or extending with the necessary consent, there is a paved pathway which provides a right of access across the neighbouring garden and in a separate direction leads to a large storage shed and two beds with an array of plants and shrubbery. A concrete pathway then leads to a good sized area of lawn with a large greenhouse and large wooden workshop with light and power offering a fantastic home office space. The rear is enclosed by a mix of fencing and hedging and has two useful outside taps and outside power points.

To the front, open gates open onto a concrete driveway providing off road parking, there is a separate pedestrian gate providing access to a concrete path, the remainder of the garden is laid to lawn with borders of ornamental plants and shrubbery.

### 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 on the right-hand side after a short distance, as indicated by the Agent's FOR SALE board.

### 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 and drainage are connected.

Electric heating.

### Tenure & Possession

Freehold - vacant possession on completion.

### Viewing Arrangements

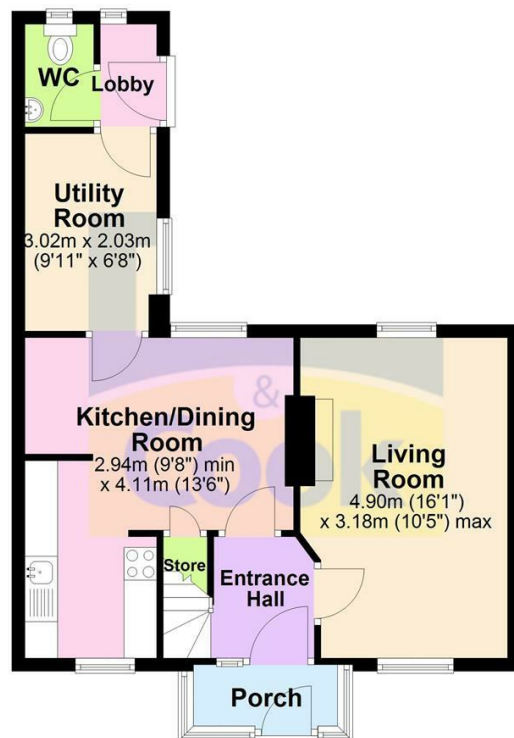
Strictly by appointment through the Agent (01432) 355455.

## 12 GREEN LANE



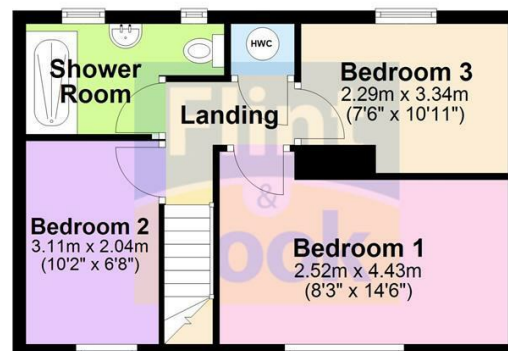
## Ground Floor

Approx. 48.2 sq. metres (519.2 sq. feet)



## First Floor

Approx. 36.2 sq. metres (389.9 sq. feet)



Total area: approx. 84.5 sq. metres (909.0 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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	

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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