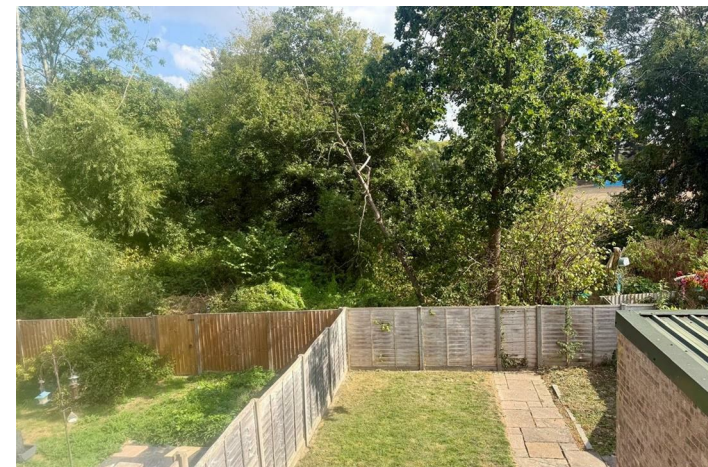




38 KNIGHTSWOOD

HAMPTON DENE, HEREFORD HR1 1UZ

Asking Price £285,000
FREEHOLD

This excellent modern semi-detached house is pleasantly located towards the end of the cul-de-sac on an exclusive residential development in a highly favoured residential area about 1½ miles east of Hereford city centre.



38 KNIGHTSWOOD

- Semi-detached house • 3 bedrooms • Cul-de-sac location • Conservatory • Downstairs Cloakroom • Lovely rear aspect



Constructed in the 1970s, the property has gas central heating, double glazing, conservatory, off-road parking, garage and an enclosed rear garden which backs onto an area of woodland with playing fields beyond. The house offers ideal accommodation for a young family.

Local amenities include various shops, bus service, doctors' surgery, churches, public house, primary schools and the property is within the catchment area for Bishop's secondary school.

In more detail the accommodation comprises

Canopy porch with door to

Entrance Hall

With wooden flooring and door to

Downstairs Cloakroom

With WC, wash hand basin, radiator, tiled floor and window.

Lounge

With wooden floor, radiator, understairs storage cupboard, bay window to the front, cupboard housing the gas-fired central heating boiler and door to

Kitchen/Dining Room

With wooden floor, fitted with a range of contemporary style base and wall mounted units with worksurfaces and splashbacks, sink unit, built-in electric oven, four-ring gas hob, extractor hood, plumbing for dishwasher/washing machine, radiator and patio doors to

Conservatory

With tiled floor and door to rear garden.

A staircase leads from the Entrance Hall to

First Floor Landing

With hatch to roof space, smoke alarm and radiator.

Bedroom 1

With wood effect flooring, radiator and window to rear.

Bedroom 2

With radiator, window to front and built-in wardrobe.

Bedroom 3

With radiator and window to front.

Bathroom

With white suite comprising bath with mixer tap, electric shower fitment and folding screen, wash hand basin with cupboard under, WC, radiator, extractor fan and window.

Outside

The front of the property is open plan and laid to lawn with ornamental shrubs and a concrete driveway to the side with parking for up to three vehicles.

A side access gate leads to the rear garden which backs onto an area of woodland with sports playing fields beyond. The garden is enclosed by fencing and is mainly lawned with a paved patio.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Water and drainage rates are payable.

Tenure & Possession

Freehold - vacant possession on completion.

Directions

From Hereford city centre head east on the Ledbury Road A438. Continue past the Rose & Crown public house then at the traffic lights turn right into Church Road. At the mini roundabout continue straight ahead into Gorsty Lane then turn left into Rosemary Gardens and right into Knightswood. The property can be found towards the end of the cul-de-sac on the right hand side.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Money Laundering Regulations

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

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.

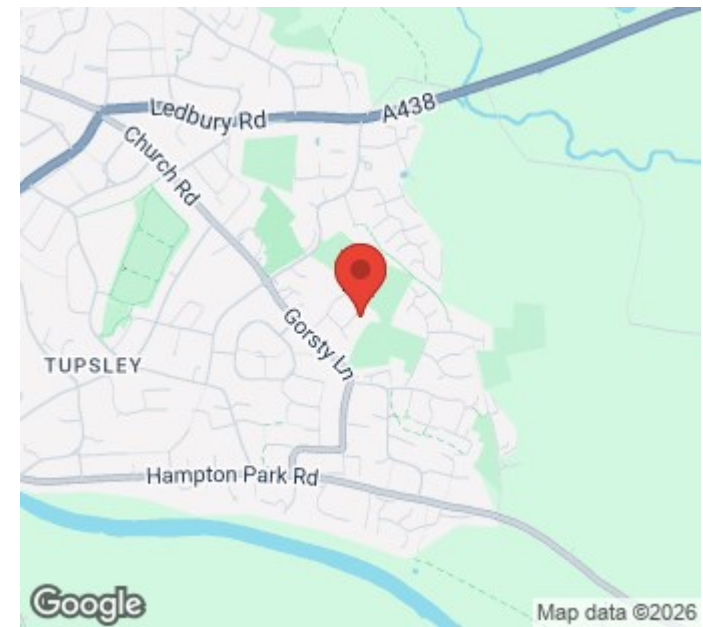
38 KNIGHTSWOOD





Total area: approx. 82.0 sq. metres (882.2 sq. feet)

EPC Rating: C Hereford Council Tax Band: C



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

