



27 KINGS ACRE ROAD HEREFORD HR4 0QJ

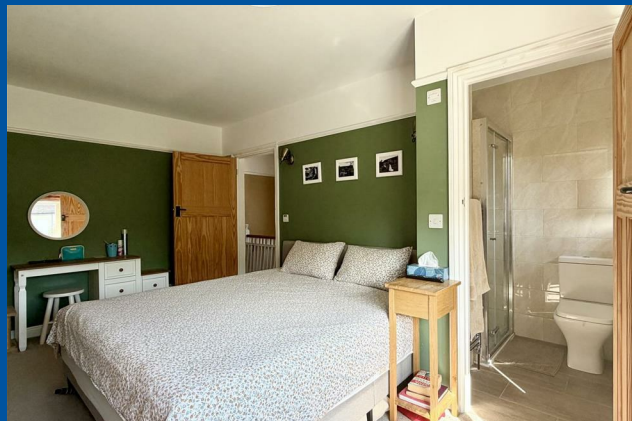
£345,000
FREEHOLD

Situated in the highly sought after area of Kings Acre, a fantastic older style three bedroom semi offering ideal accommodation for a first time buyer or family. The property which is well presented throughout benefits from a fantastic south facing rear garden, driveway parking and briefly comprises; entrance hall with access to the spacious lounge, kitchen/dining/family room to the rear with downstairs loo/utility room, three bedrooms to the first floor with one en-suite and bathroom. A viewing is highly recommended.



27 KINGS ACRE ROAD

- Older style semi detached house
- Fantastic south facing rear garden
- Three bedrooms, one en-suite
- Ideal home for families
- Sold with no onward chain
- Must be viewed!



Ground Floor

With recessed entrance porch and entrance door leading into the

Entrance Hall

With tiled floor, radiator, double glazed window to the side aspect, space for coats and shoe storage, gas central heating thermostat, carpeted stairs leading and wooden doors into

Living Room

With exposed wooden floorboards, feature exposed brick fireplace, double glazed bay window to the front aspect, radiator, central ceiling light and two fitted wall lights.

Kitchen/Dining/Family Room

Fitted kitchen comprising a range of wall and base units with work surface space over, island with sink and drainer and plumbing and space for a dishwasher, rangemaster cooker with electric hob and oven, space for a freestanding fridge/freezer, double glazed french doors and window out to the rear, ample space for both dining and living, a door to the side, door into the under stair storage cupboard with double glazed window and space for a tumble dryer, a door then leads into the

Downstairs Cloakroom/Utility

With low flush w/c, fitted worksurface with wash hand basin, cupboard below, space and plumbing for a washing machine, recess spotlights and double glazed window to the side aspect.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch, double glazed window to the side aspect, large storage cupboard and doors into

Bedroom One with En-suite

A spacious principal bedroom with fitted carpet, ceiling light point, two fitted wall lights, two large double built in wardrobe cupboard with wooden doors, radiator, double glazed window to the rear aspect and door into the

En-suite shower room comprising a walk in shower with tiled surround and electric shower over, low flush w/c, wash hand basin with storage below, chrome heated towel rail and double glazed window.

Bedroom Two

Another spacious double bedroom with fitted carpet, large double glazed window to the front aspect, ceiling light point, radiator and picture rail.

Bedroom Three

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

Bathroom

Three piece suite comprising panelled bath with part tiled surround and handheld shower attachment, pedestal wash hand basin, low flush w/c, chrome heated towel rail and double glazed window.

Outside

To the front there is a brick paved driveway providing

off road parking with a good sized area of lawn offering potential to create further off road parking. There is a useful side access gate leading to the rear garden. To the rear there is a good sized south facing garden with a large area of lawn, a paved patio area and pathway leading to the side access gate and to the garage/store (there is connection for electric ready to be fitted), there is a useful vegetable patch, an array of plants, shrubbery and trees and the rear garden is enclosed by fencing.

Directions

From Hereford City Centre proceed west along Whitecross Road, at the Monument Roundabout take the second exit onto Kings Acre Road and then take the second left where the property is situated on the left hand side.

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.

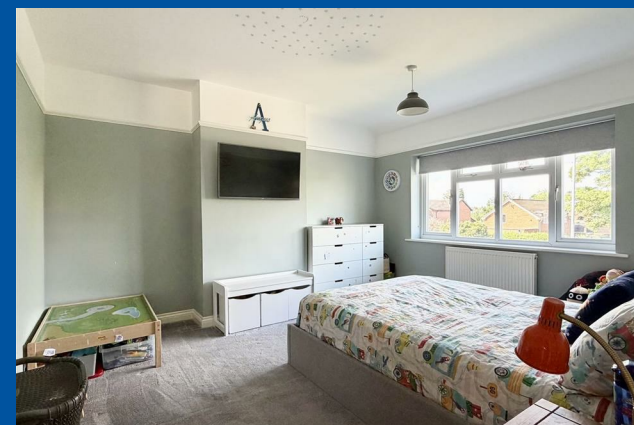
Tenure & Possession

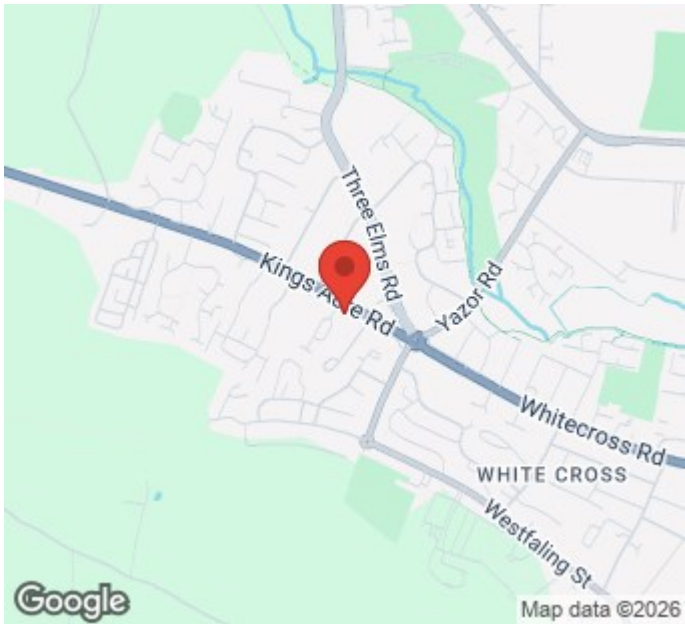
Freehold - vacant possession on completion.

Viewing Arrangements


Strictly by appointment through the Agent (01432) 355455.

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EPC Rating: Hereford Council Tax Band: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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

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