



28 COTSWOLD DRIVE

KINGS ACRE, HEREFORD HR4 0TG

£317,500
FREEHOLD

Peacefully situated in this popular residential location, a 3 bedroom link detached house offering ideal small family/retirement accommodation. The property, which is in excellent decorative order throughout, has the added benefit of gas central heating, double glazing, a good size rear garden and we recommend an internal inspection.



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- Popular residential location
- Well maintained
- 3 bed link detached house
- Lounge & kitchen/diner
- Good size rear garden
- Garage and double driveway
- Must be viewed



Canopy Porch

With uPVC entrance door through to the

Reception Hall

With radiator, carpeted staircase to the first floor, laminate flooring and door to the

Lounge

With a double glazed window to the front aspect with roller blind, radiator, laminate flooring, decorative wall and door to the

Kitchen/Dining Room

With a single drainer sink unit and mixer tap, range of wall and base cupboards, ample work surfaces with splash backs, under cupboard lighting, tiled floor, radiator, space for dining table, understairs store cupboard, built-in dishwasher, fridge freezer and single oven with 4 ring gas hob with cooker hood over. Double glazed window with blind overlooking the rear garden and large double glazed door with side panels opening onto the rear patio and garden.

First Floor Landing

With fitted carpet, access hatch to the loft space and built-in airing cupboard also housing the gas central heating boiler.

Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect and space for wardrobes.

Bedroom 2

With fitted carpet, radiator, double glazed window to the rear and space for wardrobes.

Bedroom 3

With fitted carpet, radiator and double glazed window to the front aspect with blind.

Bathroom

Fitted with a suite comprising P-shaped bath with shower unit and glazed screen over, low-flush WC, pedestal wash hand basin, tiled floor and wall surround for easy maintenance, extractor fan, double glazed window with blind, ladder style towel rail/radiator, shaver and light.

Outside

To the front of the property there is a lawned garden with double width driveway to the side providing ample off-road parking which leads to the

Garage

With up and over door, power and light points, loft storage space and personal door to the

Rear Garden

To the immediate rear of the property there is a good sized paved patio area providing the perfect entertaining space which leads on to the good sized main garden which is laid to lawn and enclosed by high fencing for privacy. There is a further paved patio in the corner of the garden and a useful outside tap, light and timber garden shed.

Directions

Proceed west out of Hereford city on Whitecross Road, taking the second exit of the Monument roundabout

onto King's Acre Road, after approximately one mile turn right into Cotswold Drive.

Property Services

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

Outgoings

Council tax band 'C' - £2,159 for 2025/2026

Water and drainage rates are payable.

Tenure & Possession

Freehold - vacant possession on completion.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money Laundering Regulations

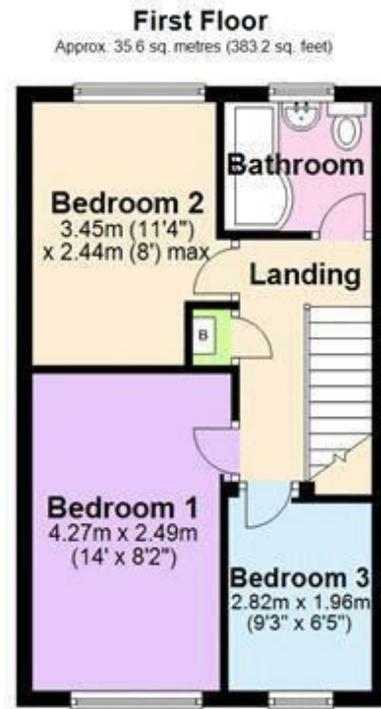
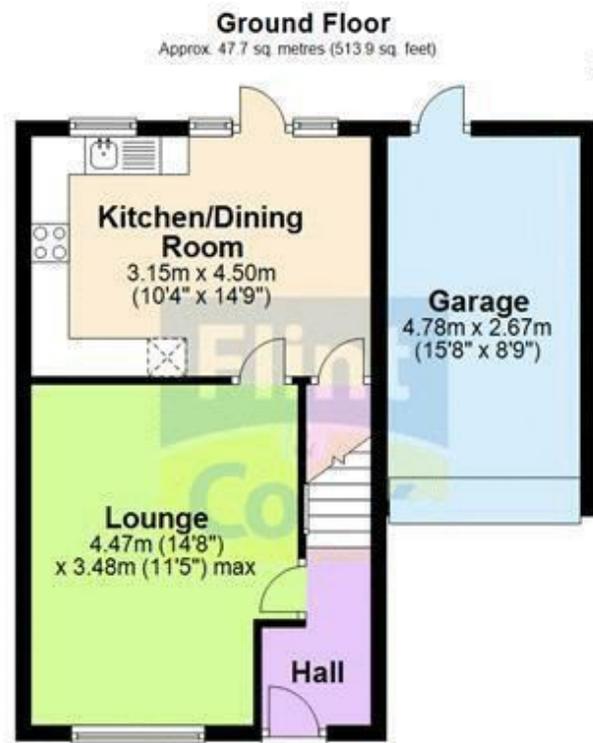
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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.

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Total area: approx. 83.3 sq. metres (897.1 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			86
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: C

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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