



FERNSIDE KINGSWOOD ROAD KINGTON, HEREFORD HR5 3HE

£400,000
FREEHOLD

Situated on the outskirts of the popular market town of Kington is this fantastic four bedroom detached bungalow offering ideal family/ retirement accommodation and being sold with the added benefit of no onward chain. Offering fantastic countryside views, a good sized garden, garage & carport, ample driveway parking and comprising of four double bedrooms with versatility of use, two toilets and separate shower room, two receptions and kitchen/breakfast room. The property also benefits from solar panels and air source heating. We highly recommend a viewing.



FERNSIDE KINGSWOOD ROAD

- Garage, carport, ample parking & garden
- No onward chain!
- Perfect for a family or retirement
- Fantastic countryside views
- Four double bedrooms, three toilets
- Air source heating & solar panels



Ground floor

With entrance door leading into the

Entrance porch/utility space

With wood effect flooring, storage cupboards, space for coat and shoe storage, space and plumbing for washing machine, two double glazed windows, radiator and doors to

W/C

With low flush w/c, wash hand basin with tiled splash back, radiator and double glazed windows.

Kitchen/breakfast room

With fitted base units, ample work surface space over, stainless steel 1 1/2 bowl sink and drainer unit, under counter space for larder fridge, built in pantry, freestanding electric cooker with extractor over, wall mounted fuse box, two radiator, double glazed window and doors to

Dining room

With wood effect flooring, coving, ceiling light point, radiator, double glazed window with fantastic views and door leading into the

Living room

With wood effect flooring, two radiators, two ceiling light points, coving, door out to the inner hallway and two double glazed windows with fantastic views.

Inner hallway

With wood effect flooring, central heating thermostat, loft hatch, two ceiling light points, loft hatch, door to the rear garden and doors leading to

Bedroom 1

With fitted carpet, ceiling light point, radiator, dual aspect double glazed windows with fitted blinds.

Bedroom 2

With fitted carpet, ceiling light point, radiator, dual aspect double glazed windows with fitted blinds.

Bedroom 3

With fitted carpet, radiator, double glazed window with fitted blind and ceiling light point.

Bedroom four/ reception room

With wood effect flooring, ceiling light point, radiator and double glazed window with fantastic countryside views.

Toilet

With low flush w/c, wash hand basin, double glazed window, tiled floor and surround.

Shower room

Large walk in shower cubicle with electric waterfall shower head over, low flush w/c, pedestal wash hand basin and radiator.

Outside

The property is approached across a large tarmac driveway providing off road parking for many vehicles with access to the open carport and single garage with up and over door and personal door. Both have light and power. There are three wooden storage shed and a plastic storage container. There is access onto the good sized lawned garden which is mostly laid to lawn

enclosed by a mix of hedging and fencing, a mature oak tree and an array of ornamental plants and shrubbery with fantastic countryside views towards hergest ridge.

Services

Mains water, electricity and drainage are connected.
Telephone (subject to transfer regulations). Air source heat pump & solar panels.

Directions

From Kington town centre, proceed out of the town heading over the bridge towards the petrol station and take the right hand turning up Kingswood Road, the property is situated a short distance up on the right hand side as indicated by the agents 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.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

FERNSIDE KINGSWOOD ROAD



Ground Floor
Approx. 158.4 sq. metres (1704.8 sq. feet)



Total area: approx. 158.4 sq. metres (1704.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100+
(81-91) B		85	
(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	

EPC Rating: B HEREFORD Council Tax Band: E

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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