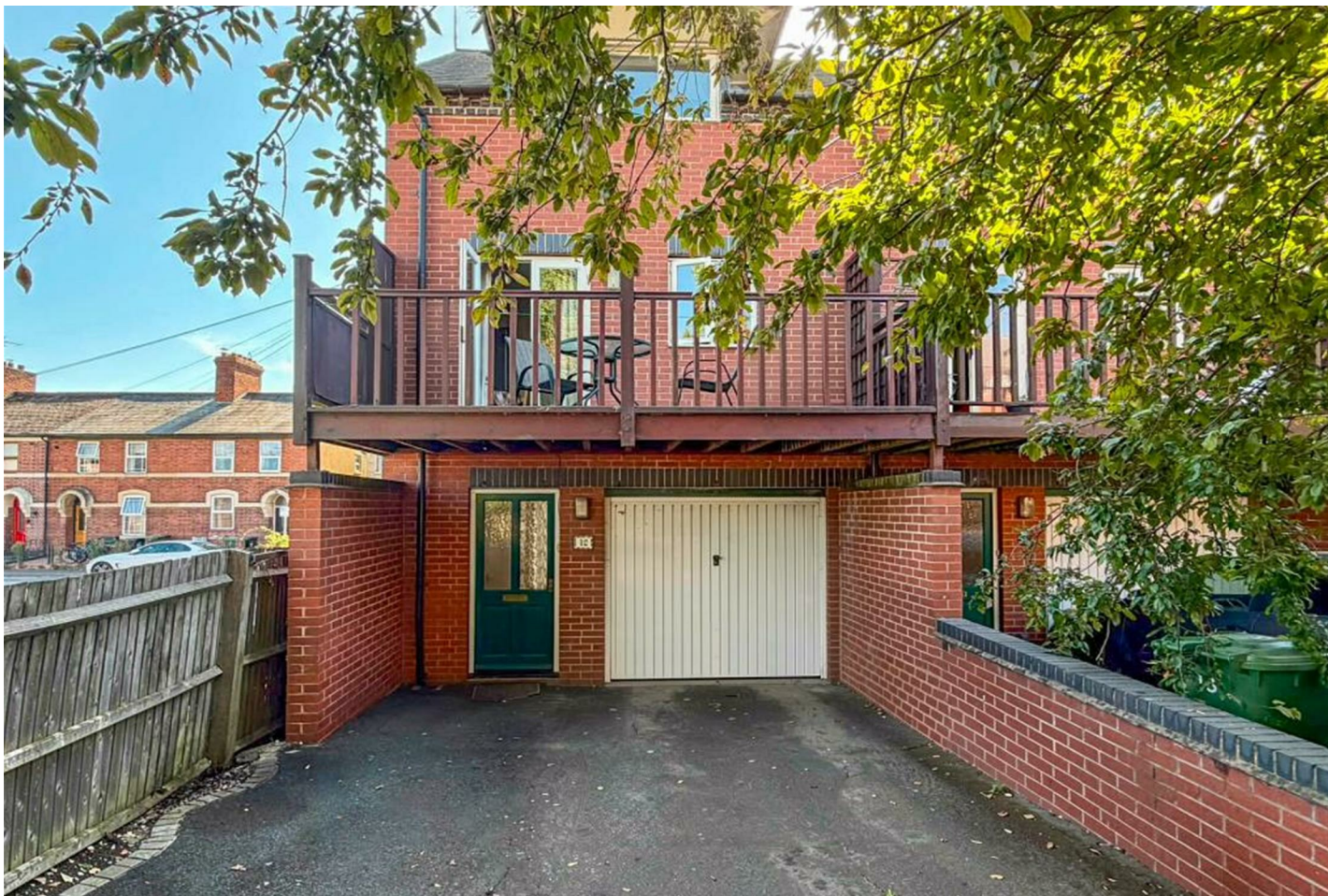




12 CONINGSBY COURT CONINGSBY STREET HEREFORD HR1 2DF

Asking Price £219,950
FREEHOLD

Conveniently situated within easy walking distance of Hereford City Centre and all its facilities, a deceptively spacious 3 bedroom, 3-storey end-terrace house offering ideal first time buyer/small family/ investment accommodation. The property is offered for sale with no onward chain and has the added benefit of gas central heating, off-road parking to the rear, Kitchen/Diner with balcony and flexible living accommodation. We strongly recommend an internal inspection.



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- Convenient central location
- Deceptively spacious 3 bedroom, 3-storey house
- Ground floor bedroom with ensuite shower room
- Kitchen/Diner with balcony
- Off-road parking to the rear
- No onward chain



In more detail the accommodation comprises

Recessed entrance porch with partially glazed entrance door through to

Spacious Reception Hall

With laminate flooring, double radiator, central heating thermostat, carpeted staircase to the first floor, useful understairs storage cupboard, door to the rear driveway, further storage/airing cupboard with radiator and shelving.

Ground Floor Cloakroom

With low flush WC, wash hand basin, radiator, extractor fan and laminate flooring.

From the Reception Hall, door to

Ground Floor Bedroom 3

With laminate flooring, double glazed bay window to front aspect with radiator beneath, ample space for bed and further furniture and door to

Ensuite Shower Room

With shower cubicle with glazed sliding door, panelled walls, vanity wash hand basin with splashback, storage below and shaver light/point over, extractor fan, wall shelving and ladder style towel rail/radiator.

First Floor Landing

With fitted carpet, radiator, stairs to the second floor and door to

Large Living Room

A light and airy room with laminate flooring, two double

radiators, window to front aspect and large double glazed bay window to the front aspect.

Kitchen/Breakfast Room

With range of wall and base cupboards, ample work surfaces with splashbacks, wall mounted gas central heating boiler, 1½ bowl sink unit with mixer tap over, built-in oven and hob with extractor hood over, space and plumbing for washing machine, double radiator, space for breakfast table, extractor fan, central spotlighting, space for further appliances, double glazed window and double glazed double doors onto the REAR BALCONY.

Second Floor Landing

With fitted carpet and door to

Bedroom 1

With laminate flooring and double glazed bay window to the front aspect with radiator beneath.

Bedroom 2

With laminate flooring, radiator, double glazed window to the rear and access hatch to loft space.

Bathroom

With suite comprising bath with shower attachment over and glazed screen, low flush WC, pedestal wash hand basin, radiator, central spot lighting and extractor fan.

Outside

The driveway provides off-road parking for one vehicle leading to the small garage/storeroom with up and over door, power and light points.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

From the centre of Hereford turn left from Newmarket Street into Widemarsh Street taking the first right into Coningsby Street. Coningsby Court can be found on the left hand side just before reaching Canal Road.

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

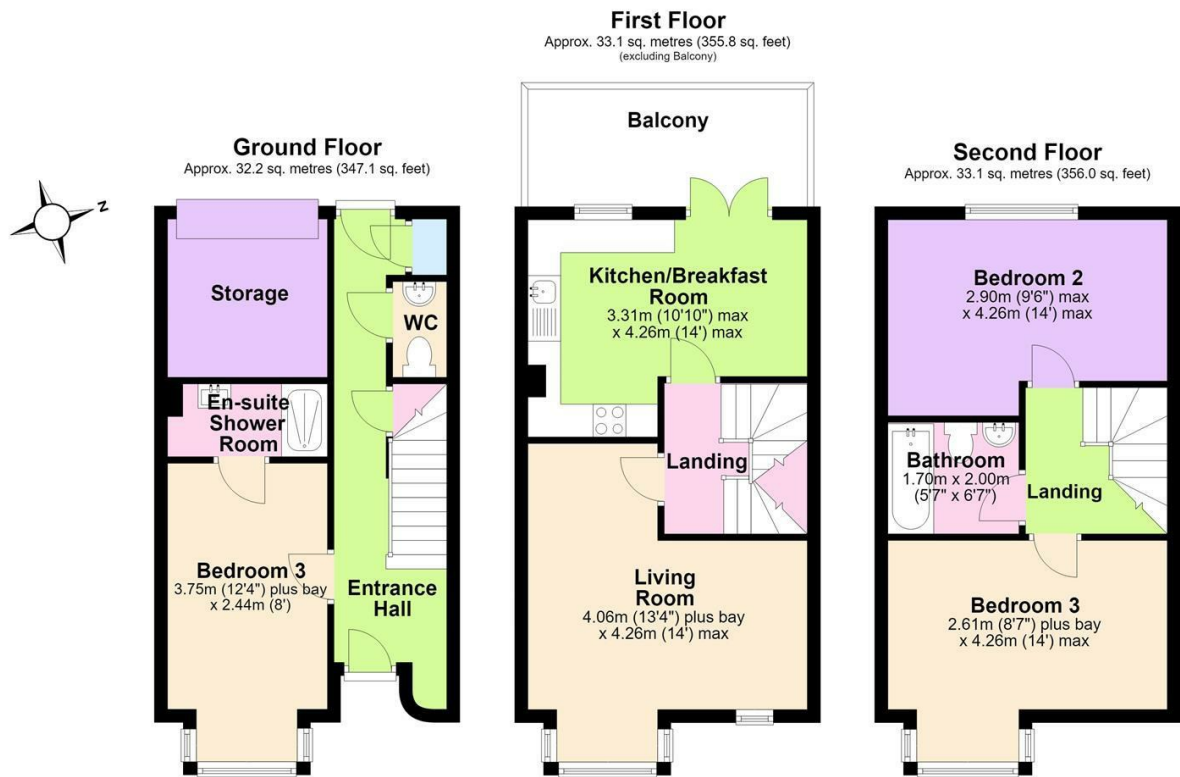
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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.

12 CONINGSBY COURT





Total area: approx. 98.4 sq. metres (1059.0 sq. feet)

12 Coningsby Court, Hereford

EPC Rating: C Hereford Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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

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