



41 CONISTON WALK HEREFORD HR4 9PP

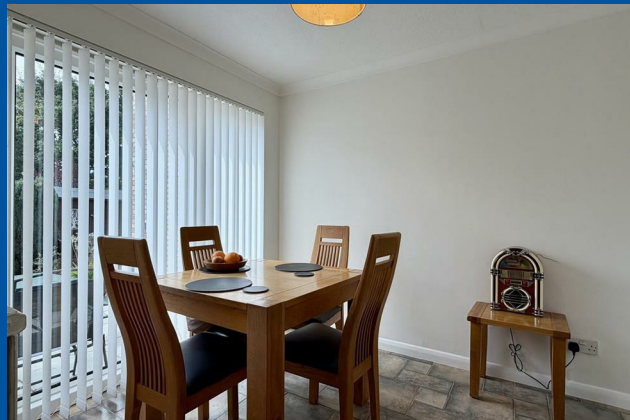
Asking Price £250,000
FREEHOLD

Situated in this popular residential location, a well presented three bedroom semi detached property offering an ideal home for first time buyers or growing families. The property benefits from gas central heating, double glazing, a single garage and a viewing is highly recommended.



41 CONISTON WALK

- Popular residential location
- Semi detached house
- Three bedrooms, two receptions
- Well presented throughout
- Ideal for a first time buyer/family
- Must be viewed!



Ground Floor

With canopy porch and entrance door into the

Entrance Hall

With wood effect flooring, ceiling light point, radiator, carpeted stairs leading up and doors into the kitchen and living room.

Kitchen

Fitted with a range of wall and base units with ample work surface space over, there is a stainless steel 1 1/2 bowl sink and drainer unit, a four ring electric hob with oven below and cooker hood over, integrated under counter fridge and washing machine, a double glazed window to the side, archway to the dining room and door out to the rear porch area.

Living Room

A spacious lounge with a large double glazed window to the front aspect, a central ceiling light point, a log effect fireplace with feature surround, a large upright radiator, wood effect flooring, useful under stair storage cupboard and doors to into the dining room.

Dining Room

With tiled floor, ceiling light point, coving, radiator and double glazed sliding doors out to the rear patio area.

Rear Porch

With tiled floor, a fitted wall light, space for a freestanding freezer and tumble dryer, double glazed windows and doors to the rear garden.

First Floor Landing

With fitted carpet, ceiling light point, smoke alarm, loft hatch and doors to

Bedroom One

A spacious main bedroom with fitted carpet, ceiling light point, radiator, ample space for wardrobes and a large double glazed window over looking the rear garden.

Bedroom Two

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect and fitted cupboard housing the gas central heating boiler.

Bedroom Three

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

Bathroom

A white three piece suite comprising panelled bath with tiled surround and electric shower head over, pedestal wash hand basin, low level w/c, chrome heated towel rail, tiled floor, spotlights and double glazed window.

Outside

To the front there is an open area of lawn with concrete pathway leading to the front door and side access gate with useful outside tap. To the rear there is a south/west facing garden laid to a mix of patio and lawn with a useful rear access gate and wooden storage shed. The property also benefits from a single garage a short walk from the rear. With up and over door.

Directions

Proceed west out of Hereford city centre along Whitecross Road taking the fourth exit at Whitecross roundabout onto Yazor Road. After approximately half a mile turn left into Windermere Road and Coniston Walk can be found on the right 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.

41 CONISTON WALK





Total area: approx. 76.9 sq. metres (827.5 sq. feet)

41 Coniston Walk, Hereford

EPC Rating: D 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	66	73
(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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