



**6 CHEVIOT DRIVE**  
**KINGSTONE, HEREFORD HR2 9NG**

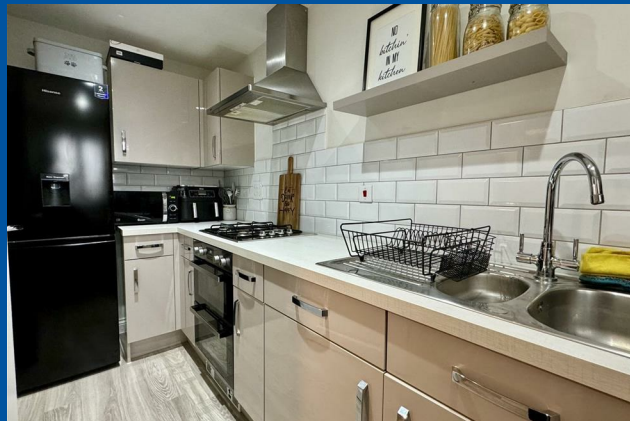
**£230,000**  
**FREEHOLD**

Situated in this popular village location, a two bedroom semi detached home formally the show home of Kingstone Grange offering ideal first time buyer accommodation. The property has the added benefit of two double bedrooms, driveway parking, low maintenance rear garden and we highly recommend an internal inspection.



# 6 CHEVIOT DRIVE

- Two double bedrooms
- Must be viewed
- Popular village location
- Modern semi detached house
- Driveway parking & enclosed low maintenance garden
- Ideal first time buyer home



## Ground floor

Canopy porch with entrance door into

## Entrance hall

With wood effect flooring, gas central heating thermostat, carpet stairs leading up with panelling, radiator and doors to

## Kitchen

Fitted with high gloss wall and base units, ample work surface space, 1 1/2 bowl stainless steel sink and drainer unit, integrated electric double oven, 4 ring gas hob and extractor over, under counter space for washing machine and space for freestanding fridge/freezer, cupboard housing the gas central heating boiler, recess spotlights, double glazed window to the front aspect, wood effect flooring

## Lounge/dining room

With wood effect flooring, radiator, double glazed window to the side aspect and double glazed french doors to the rear garden, understair storage cupboard, feature electric log effect fireplace, two ceiling light points

## Downstairs W/C

Low flush w/c, pedestal wash hand basin, part tiled surround, heated towel rail, wood effect flooring, fuse box, extractor, ceiling light point and wood effect flooring

## First floor landing

With fitted carpet, loft hatch, panelling, smoke alarm and doors to

## Bedroom 1

With fitted carpet, double glazed window to the rear aspect, radiator and panelling

## Bedroom 2

With fitted carpet, two double glazed windows to the front aspect, gas central heating thermostat, radiator, panelling and built in storage cupboard with hanging rail

## Bathroom

Three piece suite comprising panelled bath with mains fitment shower head over and tiled surround, low flush w/c, pedestal wash hand basin with tiled splash back, wall mounted mirrored storage cabinet, heated towel rail, double glazed window, recess spotlights, extractor and wood effect flooring

## Outside

To the front a paved path provides access to the front door and to the driveway parking. There is a small area of stone for ease and low maintenance. A double length tandem driveway with side access gate and EV charger. Useful outside power point to the front and tap to the side. Wooden storage shed. To the rear a large paved patio area perfect for entertaining with an area of artificial grass for ease and low maintenance with a raised stone border. The rear garden is enclosed by fencing.

## Directions

What3words/// afflicted.somewhere.sorry

### **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.

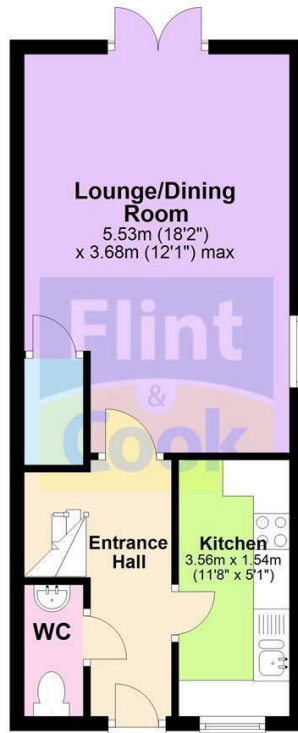
### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

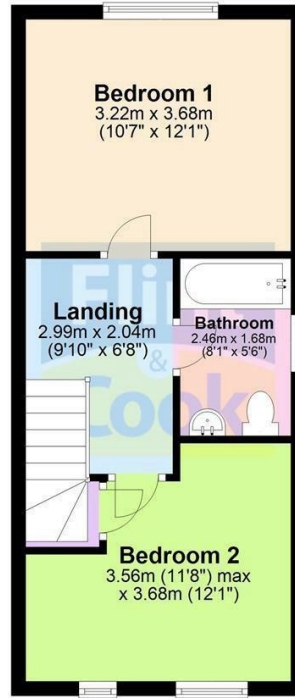
## **6 CHEVIOT DRIVE**



**Ground Floor**  
Approx. 33.8 sq. metres (364.0 sq. feet)

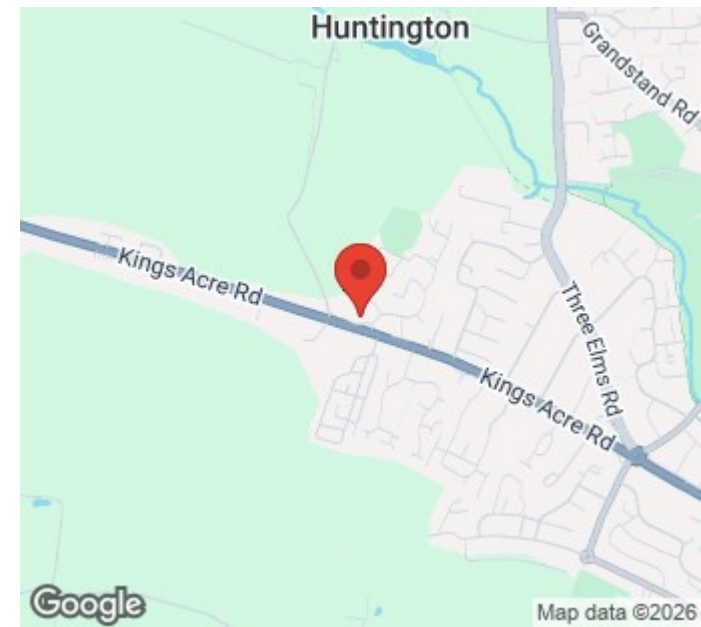


**First Floor**  
Approx. 34.6 sq. metres (372.6 sq. feet)



Total area: approx. 68.4 sq. metres (736.6 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) <b>A</b>			96
(81-91) <b>B</b>		83	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: B Hereford Council Tax Band: B**

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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