26 TENNYSON CLOSE

HEREFORD HR4 0JW

Asking Price £235,000

FREEHOLD

Situated within this quiet cut-de-sac, a three bedroom terraced home offering an ideal purchase for a first time buyer or small family. The property benefits from gas central heating, double glazing and a good sized enclosed rear garden. A viewing is highly recommended.

Flint & Cook

26 TENNYSON CLOSE

• Three bedroom terraced house • Popular residential location • Ideal for a first time buyer/small family • Must be viewed • Sold with no onward chain! • South west facing enclosed garden

Ground Floor

With upvc entrance door leading into the

Entrance Porch

With wood effect flooring, double glazed windows to the front aspect and door into the

Entrance Hall

With ceiling light point, radiator, carpeted stairs leading up with under stair storage space, wood effect flooring and doors into the

Living Room

With wood effect flooring, a central ceiling light, radiator and double glazed window to the front aspect.

Kitchen/Dining Room

A spacious kitchen/ dining space with wood effect flooring and a ceiling light point to the dining area and double glazed sliding doors out to the conservatory. The kitchen is fitted with a range of wall and base units with ample work surface space over and tiled splash backs, there is a stainless steel 1 1/2 bowl sink and drainer unit, under counter space and plumbing for a washing machine and dishwasher, freestanding range style cooker with five ring gas hob with smeg cooker hood over, there is a space for a freestanding fridge/ freezer and a tiled floor.

Conservatory

With wood effect flooring, ceiling light point, power points and a door out to the rear garden.

First Floor Landing

Wood effect flooring, ceiling light point, loft hatch with pull down ladder and doors to

Bedroom One

A spacious main bedroom with wood effect flooring, ceiling light point; radiator, double glazed window to the front aspect and ample space for wardrobes.

Bedroom Two

A second double with wood effect flooring, ceiling light point, radiator and double glazed window to the rear aspect.

Bedroom Three

With wood effect flooring, ceiling light point, radiator, double glazed window to the front aspect, built in cabin bed with storage below and useful storage cupboard over.

Bathroom

A white three piece suite comprising panelled bath with mains fitment rainfall shower head over and tiled surround, wash hand basin with storage below, low flush w/c, chrome heated towel rail and double glazed window.

Outside

To the rear there is a low maintenance tiered garden with a brick paved patio area with steps leading up to an area of lawn with a further concrete patio or offering the opportunity to create off road parking with double access gates leading off Westfaling street. The rear is

enclosed by a mix of brick walling and fencing and is south west facing making it an ideal sun trap. There is a brick store and side access gate. There is a useful outside tap. To the front there is a tiered low maintenance garden offering potential to create off road parking similarly to the neighbours.

Directions

From the Flint & Cook office proceed immediately west along Barton Road, continuing into Breinton Road and then into Westfaling Street. Turn right into Holmer Street and take the 1st left into Shakespeare Road, then take the next left into Tennyson Close and the property is situated on the right hand side, as indicated by the Agent's 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.

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.

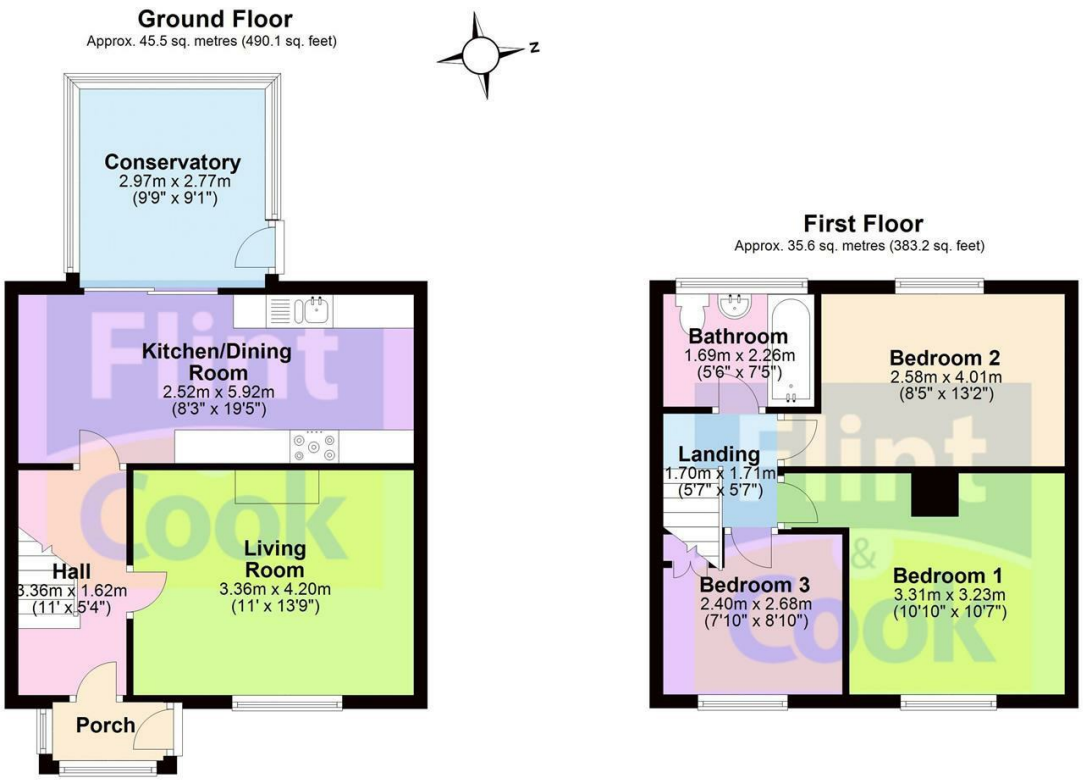
Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

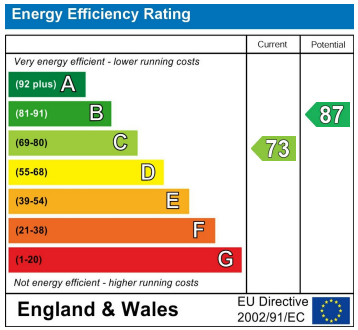
Strictly by appointment through the Agent (01432) 355455.

26 TENNYSON CLOSE



Total area: approx. 81.1 sq. metres (873.3 sq. feet)

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



EPC Rating: C 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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk