





21 KIRKLAND CLOSE

HAMPTON DENE, HEREFORD HR1 1XP

£259,500

FREEHOLD

This excellent modern house is quietly located at the end of a cul-de-sac in a highly sought-after residential area about a mile from the cathedral city of Hereford. Local amenities include a range of shops, a doctor's surgery, a bus service, churches, sports playing fields, children's play areas and primary schools. The property also lies within the catchment area for Bishop Secondary School. Constructed in the late 1970s, the property has replacement double glazing, gas-fired central heating, solar panels with battery storage and has the benefit of a conservatory/garden room and is ideal for a young family with off-road parking and a manageable garden.

Flint & Cook

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• Excellent mid-terraced house • Popular residential location • 3 bedrooms • Gas central heating & double glazing • Solar panels & battery storage • Parking & small garden





Entrance Porch
Which houses the solar battery (10KW) and door to the

Entrance Hall
With a with tiled floor, cloaks cupboard, radiator, stairs to the first floor and door to the

Downstairs Cloakroom
With WC, wash hand basin, ladder style radiator and window.

Lounge
With radiator and window to the front.

Kitchen/Dining Room
Fitted with a range of contemporary style units with quartz stone work surfaces and splashbacks, a built-in electric double oven, 4 ring gas hob and extractor hood, plumbing for dishwasher, space for washing machine, tiled floor, radiator, window to the rear and patio doors to the

Conservatory
With electric heating and lighting and powered roof sun blind.

First Floor Landing
With access hatch to the boarded roof space, airing cupboard housing the gas central heating boiler.

Bedroom 1
With radiator and window to the front.

Bedroom 2
With radiator and window to the rear.

Bedroom 3
With a storage cupboard, radiator and window to the front.

Shower Room
Fitted with a large shower cubicle with shower boarded walls, glass screen and mains overhead and handheld fitments, wash hand basin with cupboards under, WC, extractor fan, down lighters, ladder style radiator and window to the rear.

Outside
To the front of the property there is a cobbled stone area providing a parking space for 2 cars. Outside tap.

There is a small rear garden which has been designed for low maintenance having artificial grass and all enclosed by fencing with a rear pedestrian gate to a footpath. Outside tap and rear electric power

What3Words
///toward.fruit.supper

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

Outgoings - Bromyard

Council tax band 'C' - £2,159 for 2025/2026

Water and drainage rates are payable.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

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

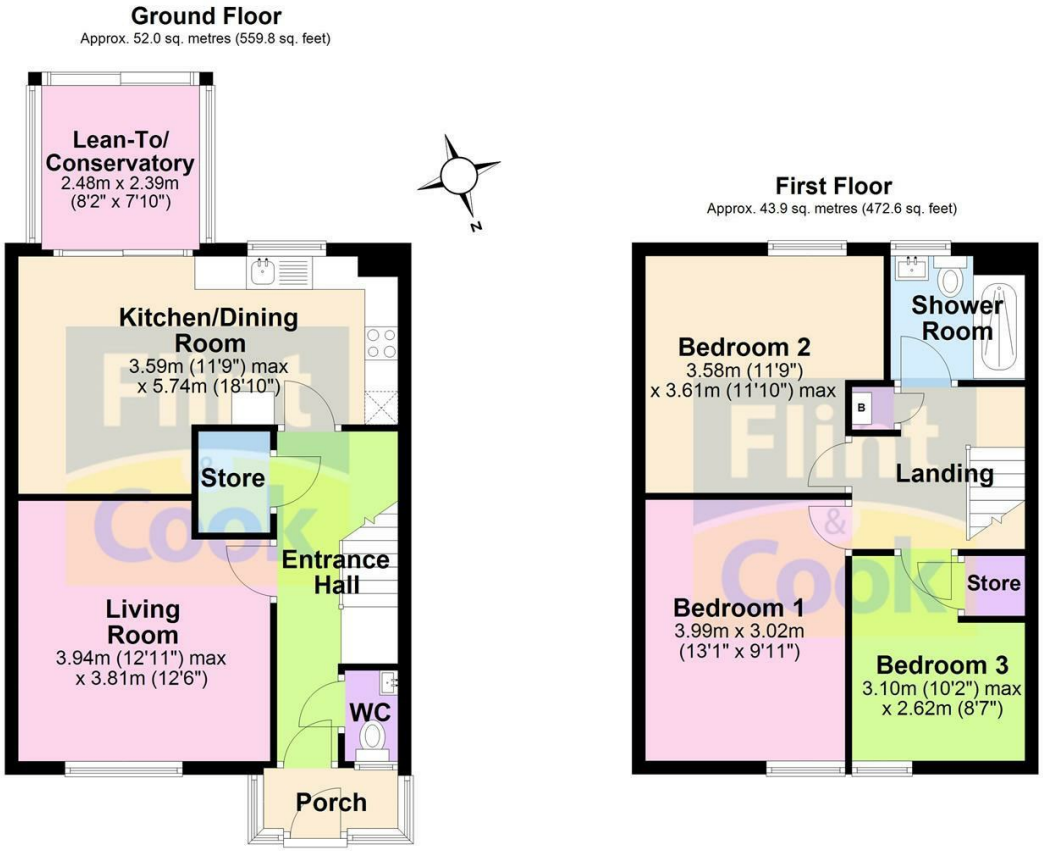
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

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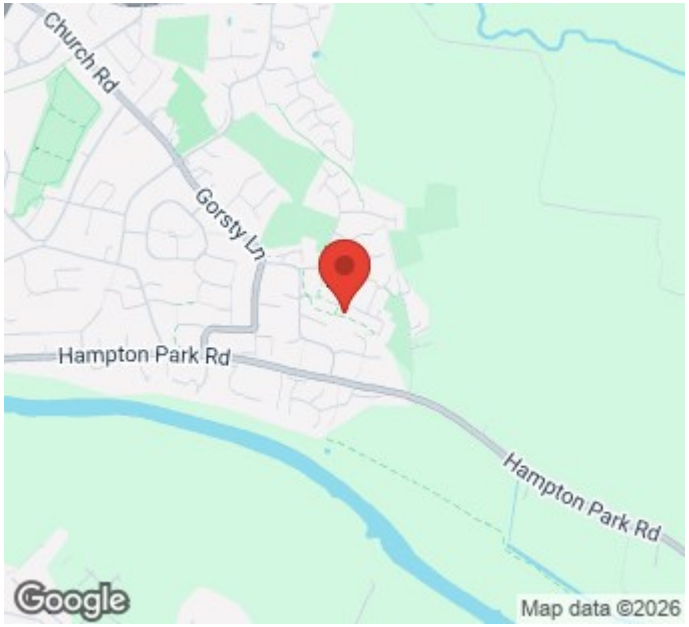


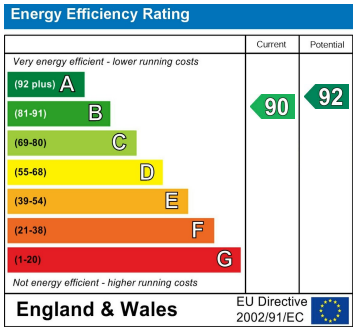






Total area: approx. 95.9 sq. metres (1032.4 sq. feet)





EPC Rating: B Council Tax Band: C

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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