





# 34 GARDEN CLOSE

## KINGTON HR5 3FJ

**Asking Price £149,950**

**FREEHOLD**

Situated within the heart of the market town of Kington, a fantastic two bedroom coachhouse being sold with tenants in situ. The property benefits from gas central heating, double glazing, open plan living and two single garages with parking. A viewing is highly recommended.

Flint & Cook

# 34 GARDEN CLOSE

• Modern Coach House • Investors Only • Two single garages with off road parking • Well presented throughout • Two bedrooms & open plan living • Gas central heating & double glazing





## Ground Floor

With entrance door leading into the

## Entrance Hall

With tiled floor, ceiling light point, space for coat and shoe storage, wall mounted fuse box and carpeted stairs leading up to the

## First Floor Landing

With fitted carpet, ceiling light point, smoke alarm, central heating thermostat, loft hatch, airing cupboard housing the gas central heating boiler and doors to

## Open Plan Living

A modern fitted kitchen comprising a range of fitted wall and base units with ample work surface space over, stainless steel sink and drainer unit, under counter space and plumbing for a washing machine and slimline dishwasher, four ring gas job with electric oven and extractor over, space for a freestanding fridge/freezer, vinyl flooring and window to the rear. The living area has fitted carpet, two radiators, large double glazed window to the front aspect and ceiling light point.

## Bedroom One

A spacious double bedroom with fitted carpet, central ceiling light, radiator, double glazed window to the front and ample space for wardrobes.

## Bedroom Two

With vinyl flooring, radiator, ceiling light point and double glazed window to the front aspect.

## Bathroom

Three piece suite comprising panelled bath with mains fitment shower head over and tiled surround, pedestal wash hand basin, low flush w/c, double glazed window, radiator and vinyl flooring.

## Outside

The property benefits from two single garages with up and over doors with two allocated parking spaces in front.

## Directions

What3words/// distanced.obeyed.force

## 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

## Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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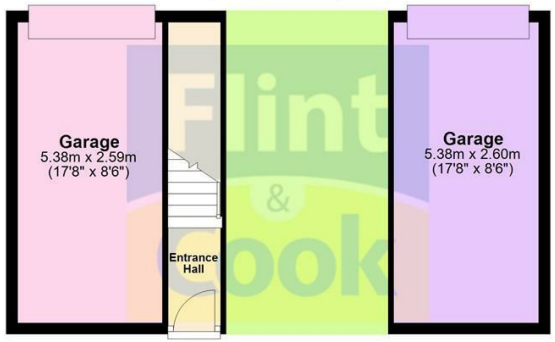






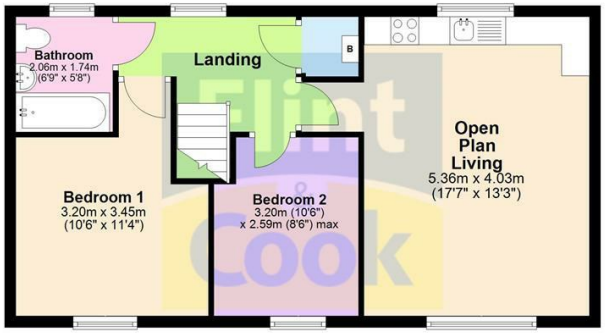
## Ground Floor

Approx. 33.5 sq. metres (361.0 sq. feet)
(excluding unnamed room)



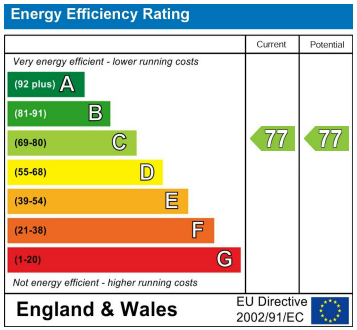

## First Floor

Approx. 55.0 sq. metres (592.3 sq. feet)




Total area: approx. 88.6 sq. metres (953.3 sq. feet)




## EPC Rating: C  Herefordshire 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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