



23 WOODFIELD CLOSE

KINGSTONE HR2 9FB

£255,000
FREEHOLD

Pleasantly situated in this popular village location, an impressive, 3 bedroom end house offering ideal 1st time buyer or small family accommodation. The property which is well presented throughout, has the added benefit of gas central heating, double glazing, downstairs WC, ensuite shower room, generously sized living accommodation, easy to maintain gardens and we recommend an internal inspection. NO ONWARD CHAIN.



23 WOODFIELD CLOSE

- Popular village location
- Impressive 3 bedroom end house
- Lounge, kitchen/diner & downstairs WC
- En-suite shower room
- Easy to maintain gardens & 2 allocated parking spaces
- NO ONWARD CHAIN
- Viewing advised



Reception Hall

With wood strip flooring, carpeted staircase to the first floor, coved ceiling, central heating thermostat, radiator and door to the

Cloakroom

With suite comprising low flush WC, wash hand basin with splash back and mirror over, radiator, tiled floor, recessed spotlighting, extractor fan and a double glazed window with Venetian blind.

Lounge

With wood strip flooring, double radiator, a double glazed window to the front aspect, coved ceiling, feature fireplace with hearth, display mantel and electric wood burning effect fire and double glazed sliding patio door to the rear garden.

Kitchen/Dining Room

With 1 1/2 bowl sink unit and mixer tap, a range of wall and base cupboards, ample work surfaces with splash backs, space and plumbing for a washing machine, double glazed window to the front aspect with blind, recessed spotlighting, a built in oven and 4 ring gas hob with splash back and cooker hood over, space for an American style fridge/freezer, double radiator, tiled floor, space for a dining table, coved ceiling, double glazed sliding patio door to the rear garden, built in dishwasher and a large under stairs store/pantry cupboard with shelving and light.

First Floor Landing

With fitted carpet, radiator, double glazed window to the rear with blind and door to

Bedroom 1

With fitted carpet, radiator, decorative wall, access hatch to the loft space, space for wardrobes, double glazed window to the front aspect with roller blind and door to the

Ensuite Shower Room

Fitted with a suite comprising a corner shower with glazed sliding doors, vanity wash hand basin with mirror fronted medicine cabinet and shaver socket over, low flush WC, tiled floor, ladder style towel rail/radiator, recessed spotlighting, extractor fan, double glazed window with blind and partially tiled wall surround.

Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect with blind and an airing cupboard.

Bedroom 3

With fitted carpet, radiator, decorative wall, double glazed window to the rear and a large wardrobe with sliding doors and shelving to the side.

Bathroom

Fitted with suite comprising a panelled bath with hand grips and a shower attachment over with glazed screen, wash hand basin with mirror over, low flush WC, radiator, extractor fan, recessed spotlighting, tiled floor, partially tiled wall surround and a double glazed window with blind.

Outside

The front garden has been landscaped for easy maintenance with a paved pathway leading to the front entrance door.

The rear garden has also been landscaped with an area laid to artificial grass and a large paved patio area to the side providing the perfect entertaining space. There is a feature tree and the garden is all well enclosed by high fencing for privacy. There is a rear access gate leading to the 2 allocated off road parking spaces and a large store shed with double doors.

Property Services

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

Outgoings

Council tax band 'C' - £2,177 for 2025/2026

Water and drainage rates are payable.

Directions

Proceed south out of Hereford city on the A465

Abergavenny Road, after passing Belmont Abbey turn right as signposted to Clehonger and Kingstone. On entering the village of Kingstone take the first turning left leading to the village and Woodfield Close is on your right hand side.

Viewing

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

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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Total area: approx. 83.4 sq. metres (898.1 sq. feet)
23 Woodfield Close, Kingstone, Hereford

EPC Rating: C **Council Tax Band: C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(55-68) D			
(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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