



12 COTTONS MEADOW

KINGSTONE, HEREFORD HR2 9EW

£279,500
FREEHOLD

Peacefully situated in this popular residential location, a modern 3 bedroom detached house offering ideal family/retirement accommodation. The property which is offered for sale with no onward chain has the added benefit of gas central heating, double glazing, downstairs cloakroom, an en-suite shower room, private rear garden, a single garage and we recommend an internal inspection.



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- Ensuite shower room
- Popular village location
- Lounge, Kitchen/Diner & Conservatory
- No onward chain
- Modern 3 bedroom detached house
- Garage & private rear garden



Full Description

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Canopy Porch

With uPVC door through to the

Reception Hall

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

Downstairs Cloakroom

With low flush WC, corner vanity wash hand basin with storage below and tiled splash back, laminate flooring, radiator, double glazed window.

Lounge

A light and airy room with laminate flooring, double glazed window to the front aspect, TV aerial and telephone points, 2 radiators, display recesses ideal for TV or electric fire and door to the

Kitchen/Diner

With 1 1/2 bowl sink unit with mixer tap over, a range of wall and base cupboards, ample work surfaces with splash backs, space for appliances, vinyl flooring, coved

ceiling, central spotlighting, double glazed window overlooking the rear garden, a useful under stairs store cupboard, double radiator, space for a dining table and double glazed sliding patio doors through to the

Conservatory

Of brick and uPVC construction with laminate flooring, power points, opening window vents and double doors to the patio and garden.

First Floor Landing

With fitted carpet, double glazed side window, access hatch to the loft space, built in store cupboard with shelving and built in airing cupboard also housing the gas central heating boiler.

Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect with venetian blind, decorative wall, built in double wardrobe and door to the En-suite Shower With shower cubicle with glazed screen, pedestal wash hand basin with tiled splashback and mirror over, low flush WC, radiator, vinyl flooring, double glazed window.

Bedroom 2

With fitted carpet, radiator, double glazed window to the rear enjoying a pleasant outlook,.

Bedroom 3

With fitted carpet, radiator, double glazed window to the front aspect.

Shower Room

With suite comprising a large double shower with sliding door, pedestal wash hand basin with mirror fronted medicine cabinet over, low flush WC, vinyl flooring, radiator, double glazed window.

Outside

The front garden has been landscaped for easy maintenance with a driveway to the side which leads to the Garage With up and over door, power and light points, ample storage space and personal door to the rear. To the immediate rear of the property there are paved patio areas which then lead onto the main garden which is laid to lawn and well enclosed by fencing for privacy and which also benefits from a side access gate.

Directions

Proceed south out of Hereford city on the A465 Abergavenny (Belmont) Road then turn right signposted to Clehonger. On entering Clehonger village turn left as signposted to Kingstone, on entering Kingstone take the first turning on the left and proceed into the village. then take the first left into Cottons Meadow.

Money Laundering Regulations

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

Viewings

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

Services

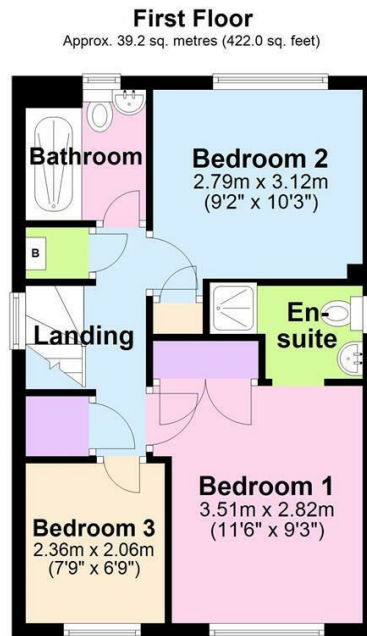
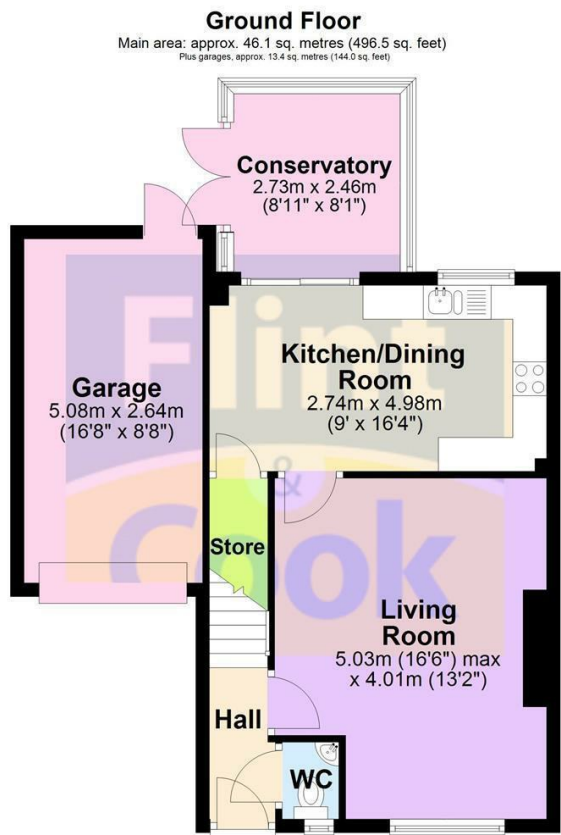
Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations).

Outgoings

Council tax band D - £2,421.31 payable for 2025/2026 Water and drainage rates are payable.

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Main area: Approx. 85.3 sq. metres (918.5 sq. feet)
Plus garages, approx. 13.4 sq. metres (144.0 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		83
(55-68) D	70	
(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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