





165 KINGSWAY

HEREFORD HR1 1HD

£180,000

FREEHOLD

Situated in a popular residential location, this older-style three-bedroom terraced house offers excellent potential for improvement. Benefiting from gas central heating and double glazing, the property requires a degree of modernisation and would make an ideal first-time purchase or investment opportunity.

Flint & Cook

165 KINGSWAY

• Popular residential location • Requires a degree of modernisation • Three bedroom terraced house • Sold with no onward chain • Gas central heating & double glazing • Ideal for a first time buyer





Ground Floor

With canopy porch and entrance door into the

Entrance Hall

With wood effect flooring, radiator, ceiling light point, wall mounted fuse box and door into the

Lounge/Dining Room

A spacious lounge/diner with fitted carpet, radiator, three ceiling light points, double glazed window to the front aspect, coal gas fireplace with feature surround, carpeted stairs leading up and door into the

Rear Hall

With tiled floor, double glazed door to the rear, opening into the kitchen and door into the downstairs cloakroom.

Kitchen

Fitted with a range of wall and base units with work surface space over, stainless steel sink and drainer, four ring gas hob with electric oven below and cooker hood over, space for a freestanding fridge/freezer, space for an under counter washing machine and tumble dryer, wall mounted gas central heating boiler and double glazed window.

Downstairs W/C

A modern suite comprising low flush w/c, corner wash hand basin, ceiling light point, double glazed window and fully tiled surround.

First Floor Landing

With fitted carpet, ceiling light point, useful storage cupboard and doors to

Bedroom One

A spacious double bedroom comprising a triple fitted wardrobe with sliding doors, central ceiling light, radiator, double glazed window to the front and loft hatch.

Bedroom Two

A second good sized double with fitted carpet, central ceiling light, double fitted wardrobe with sliding doors, radiator and double glazed window to the rear.

Bedroom Three

A good sized third bedroom with fitted carpet, ceiling light point and double glazed window to the front aspect.

Bathroom

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

Outside

To the front, there is a small courtyard laid to stone enclosed by fencing and iron gates, there is also a pedestrian gate with concrete steps leading to the front door. To the rear there is a good sized garden laid to decking with steps leading down to a concrete patio area where there is a wooden storage shed. The rear garden is enclosed by fencing and no 165 has a right of access across the neighbouring properties.

Directions

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.

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Ground Floor
Approx. 34.6 sq. metres (372.5 sq. feet)

First Floor
Approx. 34.6 sq. metres (372.5 sq. feet)

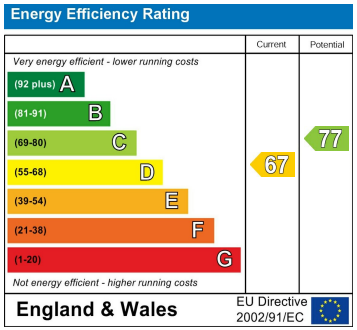




Total area: approx. 69.2 sq. metres (744.9 sq. feet)

165 Kingsway, Hereford

EPC Rating: D Hereford Council Tax Band: A



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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