





46 MANTELLA DRIVE

HEREFORD HR1 1FB

Asking Price £310,000

FREEHOLD

Situated upon this sought after residential development, an immaculately presented modern three bedroom semi detached property offering an ideal home for first time buyers and growing families. The property benefits from gas central heating, double glazing, ample driveway parking and an enclosed rear garden. A viewing is highly recommended.

Flint & Cook

46 MANTELLA DRIVE

• Sought after residential development • Ideal for a first time buyer/small family • Immaculately presented throughout • Modern semi detached home • Three bedrooms, one en-suite, bathroom & downstairs W/C • Must be viewed!





Ground Floor

With canopy porch and upvc entrance door leading into the

Entrance Hall

With wood effect flooring, ceiling light point, radiator, coat storage, carpeted stairs leading up and doors to

Downstairs W/C

Comprising a low flush w/c, wash hand basin with tiled splash back, radiator, wall mounted fuse box, ceiling light point and extractor.

Living Room

A spacious lounge with fitted carpet, dual aspect double glazed windows to the front and side aspects, a central ceiling light point, radiator and door into the

Kitchen/Dining Room

A spacious kitchen/diner with a modern fitted kitchen with a range of wall and base units with ample work surface space over. There is a stainless steel sink and drainer unit, four ring gas hob with oven below and cooker hood over, there is an integrated fridge/freezer, dishwasher and washing machine with a cupboard housing the gas central heating boiler. There is a window to the kitchen area with French doors leading from the dining area with a useful under stair storage cupboard, ceiling light point and radiator.

First Floor Landing

With fitted carpet, ceiling light point, smoke alarm, loft hatch, radiator, a useful storage cupboard and doors to

Bedroom One with En-suite

A spacious double bedroom with two sets of fitted double wardrobes, fitted carpet, radiator, central ceiling light and doors to the ensuite shower room comprising a large walk in shower with tiled surround, bi-folding door and electric shower over, low flush w/c, pedestal wash hand basin with tiled splash back, chrome heated towel rail, spotlights, tiled floor and double glazed window.

Bedroom Two

A second double with fitted carpet, radiator, ceiling light point and double glazed window overlooking the rear aspect.

Bedroom Three

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

Bathroom

A three piece white suite comprising panelled bath with part tiled surround, pedestal wash hand basin, low flush w/c, radiator, spotlights and double glazed window.

Outside

To the rear there is a fantastic low maintenance and private garden with composite decking and a fantastic veranda offering the perfect entertaining space. The reminder of the garden is laid to a mix of lawn and patio with a useful wooden storage shed, outside power points, side access pathway and gate. The rear is

enclosed by fencing. To the front there is a tandem length driveway, a small area of lawn and paved pathway to the front door and side access gate.

Directions

From Hereford proceed initially towards Ledbury on the A438 and, just before leaving the City, turn right into Hampton Dene Road immediately before the Cock at Tuplsey public house and then turn left into Mantella Drive. Proceed along Mantella Drive taking the right hand turning at the park and no.46 is situated in the far right hand corner as indicated by the Flint & Cook for sale board.

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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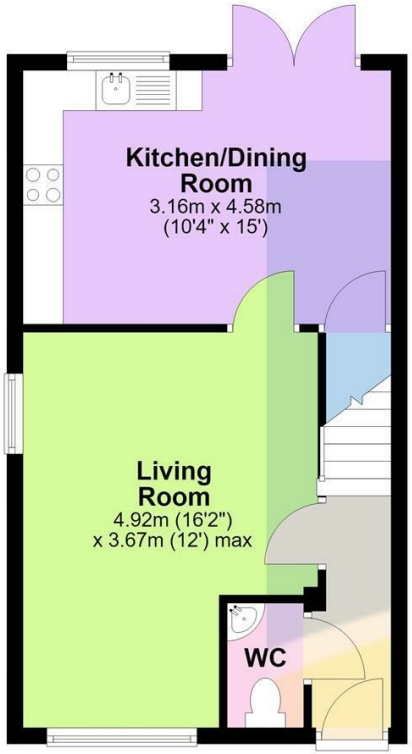






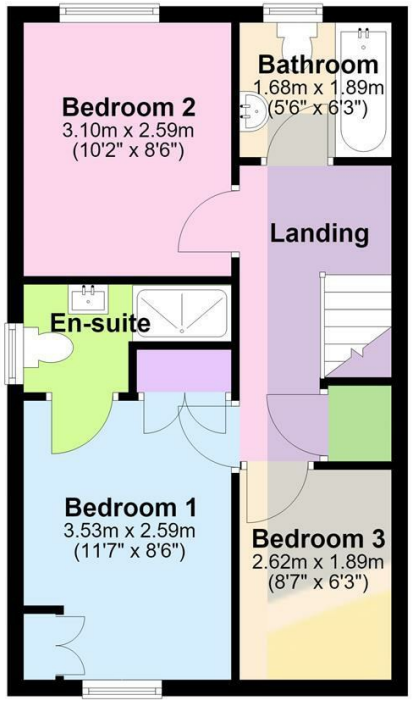
Ground Floor

Approx. 37.4 sq. metres (403.1 sq. feet)



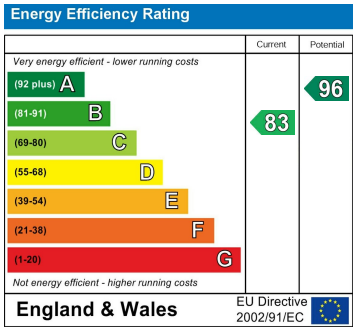
First Floor

Approx. 37.4 sq. metres (403.0 sq. feet)



Total area: approx. 74.9 sq. metres (806.2 sq. feet)





EPC Rating: B Hereford 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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