



39 QUEENSWAY

HEREFORD HR1 1HF

£259,950
FREEHOLD

Situated in this popular residential location an immaculately presented and fully renovated three bedroom semi detached house offering ideal first time buyer/ family accommodation. The property has the added benefit of driveway parking, a good sized rear garden, three bedrooms, modern kitchen and bathroom, a very useful downstairs utility/shower room and we highly recommend a viewing.



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- Semi detached house
- Immaculate decorative order throughout
- 3 bedrooms, 2 bath/shower rooms
- Driveway parking & a good sized garden
- Ideal first buyer/small family accommodation
- Popular residential location



Full Description

Situated in this popular residential location an immaculately presented and fully renovated three bedroom semi detached house offering ideal first time buyer/ family accommodation. The property has the added benefit of driveway parking, a good sized rear garden, three bedrooms, modern kitchen and bathroom, a very useful downstairs utility/shower room and we highly recommend a viewing.

Utility/shower room

Utility room with work surface space and under counter space for washing machine and tumble dryer, wall mounted Worcester Bosch gas central heating boiler, wood effect flooring, recess spotlights, hanging dryer and opening into Shower room With low flush w/c, wash hand basin with tiled splash back, tiled floor and large fitted shower cubicle with glass sliding door and mains fitment rainfall shower head over with panelled surround, recess spotlights and extractor.

First floor landing

With fitted carpet, window, loft hatch with pull down ladder and boarded, useful recess with fitted shelving and beautiful oak doors leading to

Directions

Proceed out of Hereford City along Edgar Street passing the football ground and at the mini roundabout turn right onto Newtown Road and then left at the mini-roundabout crossing the railway bridge. Then take the 1st left at the next roundabout onto College Road and

left again into Kingsway and Queensway is the 1st turning on the right.

Bedroom 1

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

Bathroom

An immaculately presented modern fitted bathroom with panelled bath, handheld shower head attachment, tiled surround, low flush w/c, wash hand basin with storage cupboard below, heated towel rail, double glazed window, ceiling light point, vinyl flooring and fitted shelving.

Bedroom 2

With fitted carpet, radiators double glazed window overlooking the rear garden, ceiling light point and useful storage cupboard with hanging rail and fitted shelving.

Outside

To the rear a good sized concrete patio area with access gate leading to the front driveway, there is a further stoned patio area providing a private entertaining space with wooden steps leading to the remainder of the garden which is mostly laid to lawn with raised beds, large wooden storage shed, bordered with ornamental shrubs and enclosed by fencing. Useful outside tap and outside power point. To the front a tarmac driveway providing off road parking with iron gates, the

remainder of the front garden is laid to stone for ease and low maintenance enclosed by a mixture of hedging, fencing and brick walling.

Dining room

With laminate flooring, ceiling light point, radiator, double glazed window, useful under stair cupboard with fitted shelving, pocket wooden door leading into the utility/ shower room and archway leading into the kitchen.

Bedroom 3

With wood effect flooring, ceiling light point, radiator and double glazed window.

Ground floor

Steps to the canopy entrance porch and door leading into

Entrance hall

With fitted carpet, fuse box, wall light, carpeted stairs leading up, shoe and coat storage and door into

Living room

With wood effect flooring, radiator, double glazed window to the front aspect, useful under stair storage cupboard with wooden pocket door, feature log burning stove (available by separate negotiation) with wooden mantle over, tiled hearth and fitted wooden shelving to the alcoves (available by separate negotiation), ceiling light point and door into

Kitchen

A beautifully fitted modern kitchen with matte green

matching wall and base units, ample work surface space with tiled splash back, ceramic sink and drainer unit, under counter space for dishwasher, freestanding cooker, space for freestanding fridge/freezer, ceiling light point, radiator, laminate flooring double glazed window and door to the rear garden.

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

Outgoings

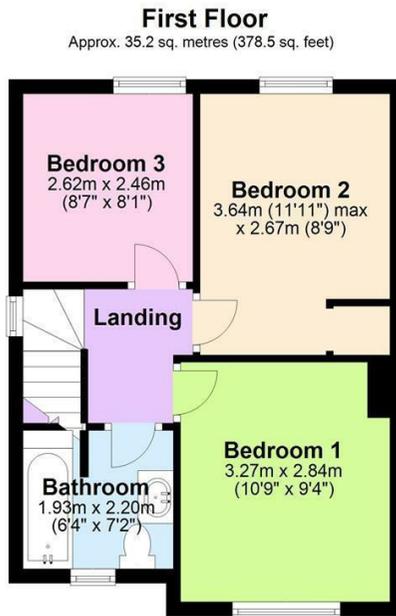
Council Tax Band 'B' Water and drainage are payable.

Services

All mains services are connected. Gas-fired central heating.

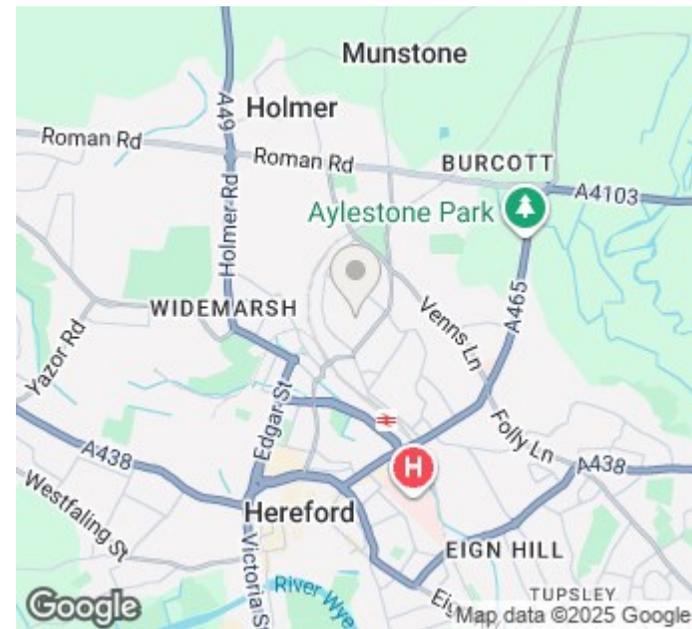
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Total area: approx. 81.1 sq. metres (873.2 sq. feet)
39 Queensway, Hereford

EPC Rating: C Council Tax Band:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(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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