



46 WHITE HOUSE DRIVE KINGSTONE, HEREFORD HR2 9ER

Asking Price £272,440
FREEHOLD

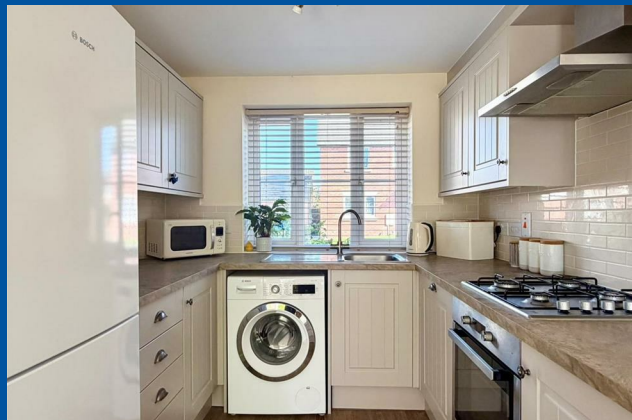
Situated in the popular village of Kingstone, a well presented modern semi detached house making a perfect home for a first time buyer or small family and being sold with no onward chain.

The property comprises; a spacious reception hall with lounge, kitchen/diner and downstairs W/C to the ground floor with 3 bedrooms, one en-suite and family bathroom to the first floor. gas central heating (with independent heating for upstairs and downstairs), double glazing, driveway parking, enclosed garden & fantastic countryside views to the rear.



46 WHITE HOUSE DRIVE

- Modern semi detached house
- Three bedrooms, 2 bath & downstairs W/C
- Ideal first time buyer/ small family home
- Popular village location
- Driveway parking, enclosed garden & countryside views
- Sold with no onward chain!



Ground floor

With canopy porch and entrance door leading into the

Spacious entrance hall

With wood effect flooring, carpeted stairs leading up with useful under stair storage cupboard, radiator, two ceiling light point, wall mounted fuse box, gas central heating thermostat and doors leading to

Lounge

A bright and airy space with dual aspect view, fitted carpet, two ceiling light points, two radiators, double glazed window to the front aspect and french doors opening out onto the rear garden.

Kitchen/dining room

A modern fitted kitchen with matching wall and base units, workspace space with tiled splash backs over, stainless steel sink and drainer unit, four ring gas hob with cooker hood over and oven below, double glazed window to the front, two radiators, two ceiling light points, ample space for a dining table and french doors out to the rear garden.

Downstairs W/C

With low flush w/c, pedestal wash hand basin with tiled splash back, radiator, wood effect flooring, ceiling light point and double glazed window to the rear aspect.

First floor landing

A light and airy landing with a double glazed window to the rear aspect providing fantastic countryside views, ceiling light point, smoke alarm, loft hatch, airing

cupboard housing the gas central heating boiler and doors to

Bedroom one with en-suite

With fitted carpet, ceiling light point, radiator, central heating thermostat, two fitted wardrobes, double glazed window to the rear aspect with fantastic views towards open countryside. A door then opens into the En-suite shower room

With large double width walk in shower with tiled surround and mains fitment shower head over, pedestal wash hand basin, low flush w/c, heated towel rail, tiled floor, ceiling light point and double glazed window.

Bedroom two

With fitted carpet, radiator, ceiling light point and double glazed window to the front aspect.

Bedroom three

With fitted carpet, radiator, ceiling light point and double glazed window with the countryside views to the rear aspect.

Bathroom

A modern fitted three piece suite comprising panelled bath with tiled surround and mains fitment shower head over, pedestal wash hand basin, low flush w/c, chrome heated towel rail, tiled floor, double glazed window.

Outside

To the side of the property there is a brick paviour driveway providing off road parking for two vehicles

with useful outside power point and access gate leading into the rear garden. To the front two beds of ornamental plants and shrubbery border a paved pathway leading to the canopy porch and front entrance door. To the rear a good sized paved patio area perfect for entertaining with the remainder laid to lawn bordered by trees and ornamental plants, a useful outside wooden storage shed and access gate to the front. The rear garden is enclosed by fencing.

Directions

Proceed south out of Hereford City on the A465 Abergavenny Road, turn right signposted to Clehonger and then follow the signs to Kingstone. On entering the village of Kingstone turn left proceeding into the village and just before reaching the church, White House Drive is on the right hand side.

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 with independent heating control for upstairs and downstairs.

Tenure & Possession

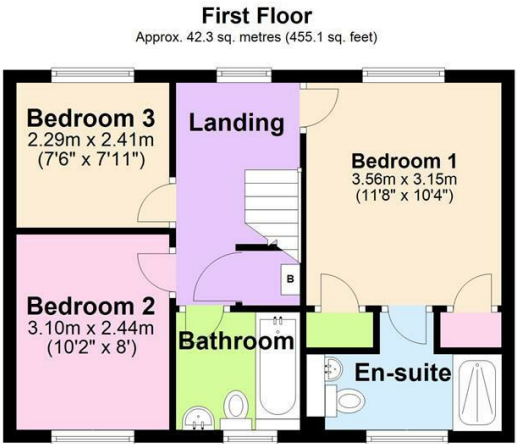
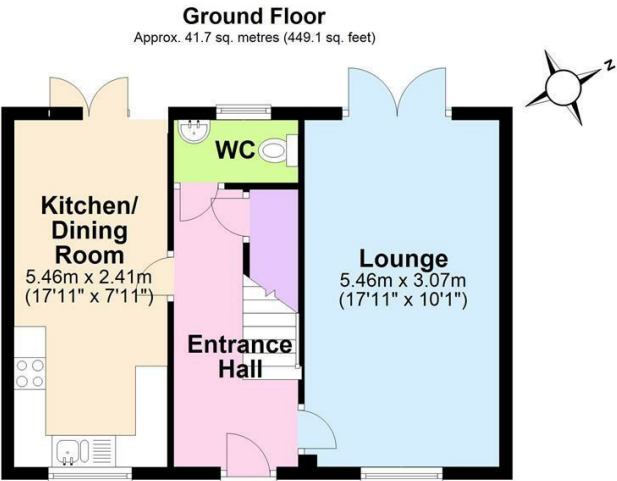
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 84.0 sq. metres (904.3 sq. feet)

EPC Rating: B Hereford Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(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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