





22 THOMPSON PLACE

HEREFORD HR4 0JP

Asking Price £259,500

FREEHOLD

Occupying a peaceful cul-de-sac position in this popular residential location, a spacious 3 bedroom semi-detached house offering ideal family accommodation. The property, which is offered for sale with no one with chain, has the added benefit of generously size living accommodation, a good size rear garden, garage and driveway and we recommend an internal inspection.

Flint & Cook

22 THOMPSON PLACE

• Popular residential location • Spacious 3 bedroom semi-detached house • Grarage & ample off road parking • Ideal family home • No onward chain





Reception Hall
With fitted carpet, carpeted staircase to the first floor, access to the kitchen and door to the

Lounge
With fitted carpet, large double glazed window to the front aspect with vertical blinds, feature fireplace with hearth, display mantel and gas coal effect living flame fire, understairs store cupboard and door to the

Kitchen/Dining Room
With single drainer sink unit with mixer tap, wall and base cupboards, work surfaces with splashbacks, wall mounted electric heater, space for dining table, eye level glass display cabinet, wine racks, space for appliances, double glazed window to the rear, access from the reception hall and a double glazed sliding patio door to the rear, garden.

First Floor Landing
With fitted carpet, night storage heater, access hatch to loft space with pull down ladder and doors to

Bedroom 1
With fitted carpet, night storage heater, freestanding wardrobes and a double glazed window to the rear with vertical blinds.

Bedroom 2
With fitted carpet, wall mounted electric heater, fitted wardrobe, corner airing cupboard and double glazed window to the front aspect with vertical blinds.

Bedroom 3
With fitted carpet, fitted wardrobe, wall shelving and a double glazed window to the front aspect with vertical blinds.

Bathroom
With suite comprising panelled bath with tiled surround, shower unit and glazed screen over, vanity wash hand basin with storage below, low flush WC, tiled floor, double glazed window with vertical blind, wall mirror, heated towel rail.

Loft Room
With fitted carpet, night storage heater, eaves storage space, fitted wardrobe and 2 windows to the rear enjoying a pleasant outlook.

Front Garden
The front garden has been landscaped for easy maintenance and is bordered by flowers and shrubs. There is a brick paved driveway to the side, providing off-road parking which leads to the

Detached Garage
With roller door, power and light points, ample storage space, double glazed windows to the side and rear and personal door to the

Rear Garden
The good sized rear garden is arranged over three levels and has been landscaped for easy maintenance, bordered by flowers and shrubs and all enclosed by fencing to maintain privacy. There is a useful side access gate, outside tap, electric light and greenhouse.

Property Services

Mains water, electricity, drainage are connected.

Electric heating.

Outgoings

Water and drainage rates are payable.

Directions

Proceed west out of Hereford city along Whitecross Road, after passing Tesco's on your left hand side, turn left into Hormer Street and after approximately 400 yards, turn left into Thompson Place.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money Laundering Regulations

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

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.

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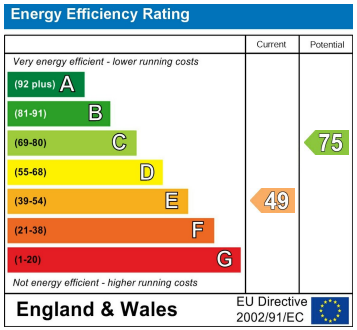
Total area: approx. 92.4 sq. metres (994.6 sq. feet)

22 Thompson Place, Hereford

EPC Rating: E 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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