



**18 QUEENS WOOD DRIVE  
HEREFORD HR1 1AT**

**£299,950  
FREEHOLD**

Situated in this sought after residential location, a three bedroom detached home, offering ideal first time buyer/ family accommodation. The property has the benefit of driveway parking, a single garage and enclosed rear garden. A viewing is highly recommended.

**Flint  
&  
Cook**

# 18 QUEENS WOOD DRIVE

- Three bedroom detached house • Sought after location • Garage, driveway and garden • Ideal first time buyer/small family home • Sold with no onward chain • Viewing advised



## Ground Floor

With porch and wooden entrance door leading into the

## Entrance Hall

With fitted carpet, spotlight and door into the

## Living Room

With fitted carpet, three fitted wall lights, large double radiator, gas fireplace with tiled hearth and brick surround, double glazed bay window to the front, bi-folding door with stairs leading to the first floor and door into the

## Kitchen/Dining Room

Kitchen fitted with matching wall and base units, with work surface space over and tiled splash backs, sink and drainer unit, four ring gas hob with electric oven below, under counter space for washing machine and slimline dishwasher and space for freestanding fridge/freezer, wall mounted gas central heating boiler, the dining area has fitted carpet, dado rail, two wall lights and wooden doors opening into the conservatory, there is a double glazed window and door out to the rear garden and door to the under stair storage cupboard.

## Conservatory

With tiled floor, two fitted wall lights, windows and sliding doors out to the rear garden.

## First Floor Landing

With fitted carpet, ceiling light point, smoke alarm, double glazed window, loft hatch, airing cupboard housing the hot water cylinder and doors into

## Bedroom One

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

## Bedroom Two

With fitted carpet, ceiling light point, dado rail, radiator, double glazed window to the rear aspect and built in wardrobe cupboard.

## Bedroom Three

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

## Bathroom

Three piece white suite comprising panelled bath with mains fitment shower over and part tiled surround, pedestal wash hand basin, low flush w/c, radiator and double glazed window to the front aspect.

## Outside

To the front there is a brick paviour driveway providing off road parking with a good sized area of lawn with stone and shrubbery. There is a single garage with up and over door, light and power and a wooden side access gate.

To the rear are two small paved patio areas with a good sized lawn bordered with mature shrubbery enclosed by fencing. There is a useful outdoor tap.

## Directions

Proceed east out of Hereford city along Blueschool

Street continuing into Bath Street, St Owen Street and then right into Eign Road. Continue along Hampton Park Road turning left into Gorsty Lane and right into Gurney Avenue and then left into Queenswood Drive.

#### **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**

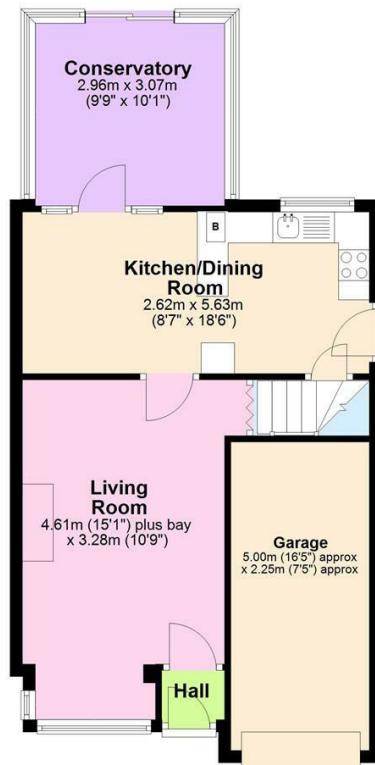
Strictly by appointment through the Agent (01432) 355455.

## **18 QUEENS WOOD DRIVE**

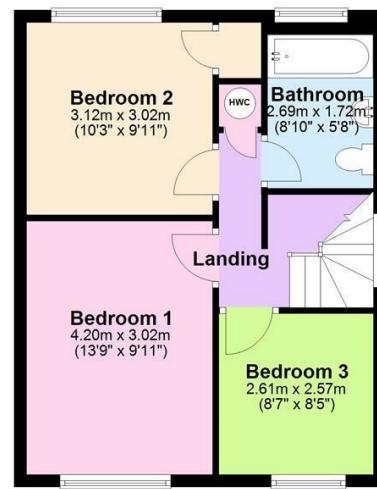


**Ground Floor**

Approx. 56.7 sq. metres (609.9 sq. feet)

**First Floor**

Approx. 41.6 sq. metres (448.3 sq. feet)



Total area: approx. 98.3 sq. metres (1058.2 sq. feet)

18 Queenswood, Hereford

**EPC Rating: D    Council Tax Band: D**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	58	
(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

Flint and Cook Hereford Sales  
22 Broad Street  
Hereford  
Herefordshire  
HR4 9AP

01432 355455  
hereford@flintandcook.co.uk  
flintandcook.co.uk

