





233 KINGSWAY

HEREFORD HR1 1HE

Asking Price £215,000

FREEHOLD

Situated in this popular residential location, a well presented two double bedroom older style end of terrraced house offering ideal accommodation for a first time buyer and being sold with the benefit of no onward chain. The property benefits from gas central heating, double glazing, a double width drive and enclosed rear garden. A viewing is highly recommended.

Flint & Cook

233 KINGSWAY

• Popular residential location • Driveway parking & enclosed garden • Two double bedrooms • Ideal for a first time buyer • Sold with no onward chain • End of terraced house





Ground Floor

With canopy porch and entrance door leading into the

Entrance Hall

With fitted carpet, wall mounted fuse box, carpeted stairs leading up and opening into the

Living Room

A spacious lounge with central ceiling light, double glazed window to the front aspect, and coal effect gas fireplace, useful under stair storage cupboard and opening into the

Kitchen/Dining Room

Fitted with a range of wall and base units with ample worksurface space over and tiled splash backs, stainless steel sink and drainer, four ring gas hob with cooker hood over and oven below, under counter space and plumbing for a dishwasher, space for a freestanding fridge/freezer, ample space for a dining table, radiator, tiled floor, newly installed wall mounted gas central heating boiler, double glazed window and door to the rear and door into the

Utility Cupboard

With space and plumbing for a washing machine and tumble dryer, ceiling light point and double glazed window.

First Floor Landing

With fitted carpet, radiator, ceiling light point, double glazed window, loft hatch and doors to

Bedroom One

A spacious main bedroom comprising fitted carpet, radiator, ceiling light point, useful storage cupboard, ample space for wardrobes and two double glazed windows to the front aspect.

Bedroom Two

A second double bedroom comprising fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect.

Bathroom

Modern white three piece suite comprising panelled bath with electric shower over and tiled surround, pedestal wash hand basin, low flush w/c, radiator, spotlights, double glazed window and airing cupboard housing the hot water cylinder.

Outside

To the rear there is a good sized enclosed garden laid to patio with a good sized area of lawn and concrete pathway leading to the outside storage shed. There is a useful side access to the front, an additional wooden storage shed and outside tap and power points. To the front there is a stoned driveway providing off road parking for two with a dropped curb.

Agents Note

1. The neighbouring property has a right of access across the garden of 233.
2. Please note the vendor is in the process of having a new central heating boiler installed.

Directions

Proceed north out of Hereford City along Commercial Road, crossing over the railway bridge and taking the 1st left into Barrs Court Road. At the mini roundabout take the 2nd left into Kingsway, continue towards Old School Lane and the property is situated on the left hand side as indicated by the agents 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.

233 KINGSWAY



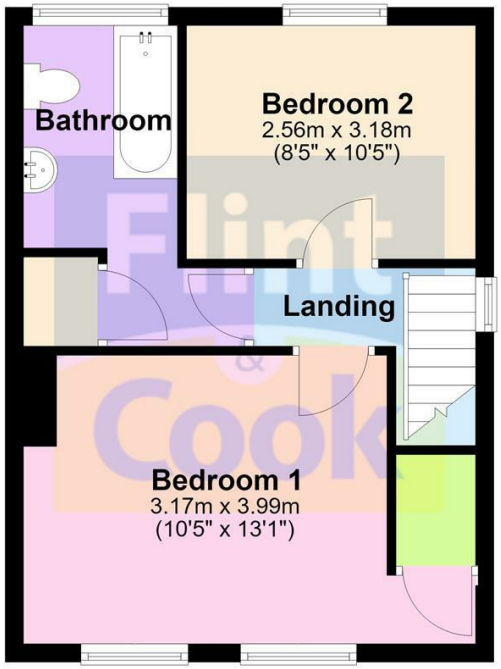




Ground Floor
Approx. 33.7 sq. metres (362.9 sq. feet)



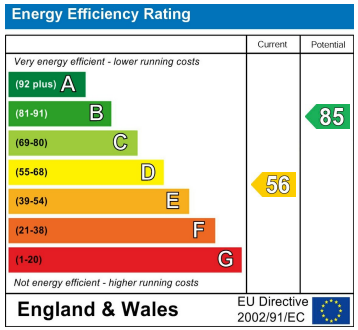
First Floor
Approx. 33.6 sq. metres (361.4 sq. feet)



Total area: approx. 67.3 sq. metres (724.3 sq. feet)

EPC Rating: D Hereford Council Tax Band: B





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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