





MAPLE HOUSE GREEN LANE

KINGSTONE, HEREFORD HR2 9EX

Asking Price £320,000

FREEHOLD

Maple House is a well-presented and spacious three/four bedroom detached home, situated within the popular village of Kingstone and offering versatile accommodation ideal for first-time buyers and families alike. The property benefits from a generous lounge/diner, en-suite facilities, downstairs W/C, an enclosed rear garden, single garage and driveway parking. Offered for sale with the added advantage of no onward chain.

Flint & Cook

MAPLE HOUSE GREEN LANE

• Popular village location • Three/four bedrooms, one en-suite • Modern detached house • Garage, drive & enclosed garden • Sold with no onward chain • Oil central heating & double glazing





Ground Floor

With canopy porch and entrance door leading into

Entrance Hall

With wood flooring, radiator, ceiling light point, carpeted stairs leading up with a useful storage cupboard and doors to the

Downstairs Cloakroom

Comprising a low flush w/c, pedestal wash hand basin with tiled splash back, tiled floor, ceiling light point, wall mounted fuse box and double glazed window.

Lounge/Dining Room

A spacious lounge/dining room with fitted carpet, two ceiling light points, coving, two radiators, double glazed french doors to the rear garden and double glazed half bay window to the front aspect.

Kitchen

Comprising a range of fitted wall and base units with ample work surface space over and tiled splash backs, there is a 1 1/2 bowl sink and drainer unit, freestanding range style cooker with electric hob and cooker under with cooker hood over. Further integrated appliances include an under counter fridge and freezer and dishwasher, ceiling light point, tiled floor and double glazed window and door to the rear.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch, airing cupboard, fitted bookcase with shelving and cupboard storage, doors then leads into

Bedroom One with En-suite & Dressing Room

A spacious main bedroom with fitted carpet, a central ceiling light, radiator, two double glazed windows to the front aspect, a door to the ensuite and opening into the dressing room which is formerly bedroom four with fitted carpet, radiator, ceiling light point and double glazed window to the front aspect.

Ensuite bathroom comprising a panelled bath with tiled surround and handheld shower attachment, low level w/c, pedestal wash hand basin with tiled splash back, radiator, tiled floor, spotlights and a double glazed window.

Bedroom Two

A second spacious double with fitted carpet, a central ceiling light, radiator, ample space for wardrobes and a double glazed window to the rear aspect.

Bedroom Three

A single bedroom or home office with central ceiling light, fitted carpet, radiator and double glazed window to the rear aspect.

Shower Room

Comprising a corner walk in shower with tiled surround and electric shower fitment over, pedestal wash hand basin with tiled splash back, low level w/c, radiator, tiled floor and ceiling light point.

Outside

To the rear there is a well maintained enclosed garden laid to a mix of decking and lawn with borders full of

shrubbery. There is a paved pathway leading to the rear of the garage. The garden houses the oil tank and external oil boiler and there is a useful outside tap. The single garage has light and power, space and plumbing for a washing machine, personal door to the rear and double doors opening to the front.To the front where is a double width drive laid to a mix of stone and brick paving. There is access to the single garage with double opening doors and a paved pathway leading to the front door.

Directions

What3words///brambles.flooding.practical

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, and drainage are connected.

Oil-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.

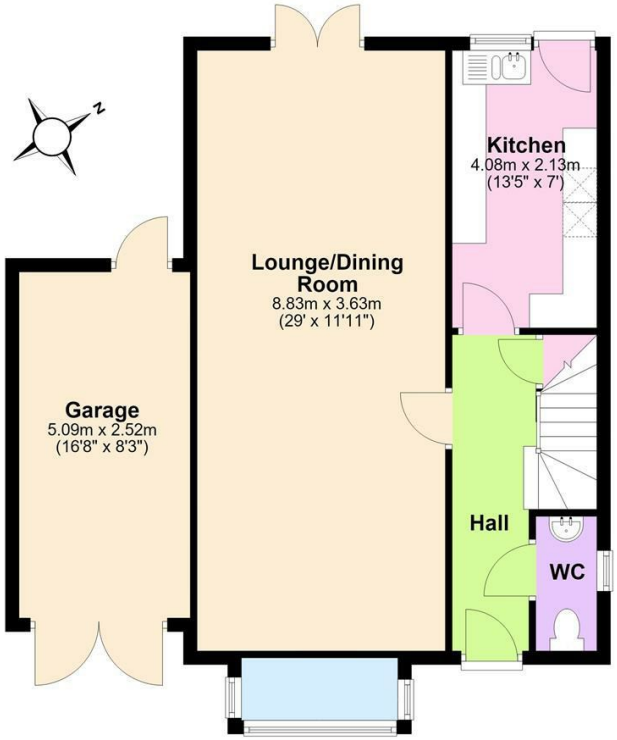
MAPLE HOUSE GREEN LANE



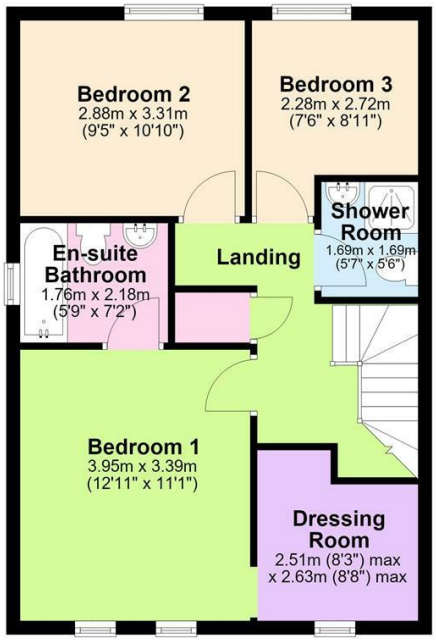




Ground Floor
Approx. 67.4 sq. metres (725.8 sq. feet)



First Floor
Approx. 52.3 sq. metres (562.6 sq. feet)

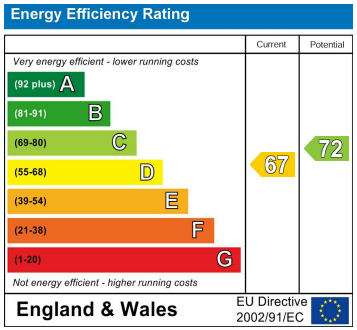


Total area: approx. 119.7 sq. metres (1288.4 sq. feet)

Maple House, Kingstone, Hereford

EPC Rating: D Hereford Council Tax Band: D





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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