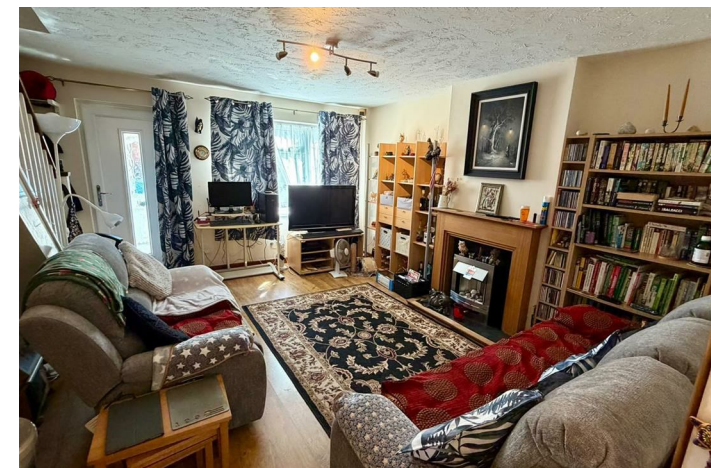




77 KEMPTON AVENUE BOBBLESTOCK, HERFORD HR4 9TU

Asking Price £265,000
FREEHOLD

Pleasantly situated in this popular residential location, a spacious 3 bedroom extended semi-detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, garage and large driveway, good sized ground floor extension and to fully appreciate this property we strongly recommend an internal inspection. Hereford city centre is within easy driving distance but the local area offers an excellent range of amenities including supermarket, shop, daily bus service and doctors surgery together with popular primary and secondary schools.



77 KEMPTON AVENUE

- Popular residential location
- 3 bedroom extended semi-detached
- Modern kitchen/dining room
- Garage and large driveway
- Ideal family home
- Must be viewed



In more detail the accommodation comprises

UPVC entrance door through to

Entrance Porch

With tiled floor, double glazed windows, useful store cupboard and UPVC entrance door through to

Lounge

With laminate flooring, two radiators, carpeted staircase to the first floor, double glazed window to the front aspect and then glazed panel door to

Extended Kitchen/Dining Room

With extensive range of wall and base cupboards, ample worksurfaces with splashbacks, 1½ bowl sink unit with mixer tap over, two double glazed windows overlooking the rear garden, laminate flooring, upright radiator, space for dining table, two Velux windows to the rear providing ample natural light, cupboard ideal for storing ironing board, Hoover etc, built-in double oven and four ring induction hob with splashback and cooker hood over, space and plumbing for automatic washing machine and dishwasher, recessed spotlighting and double glazed door to the side patio and rear garden.

First Floor Landing

With fitted carpet, double glazed window to the side, access hatch to loft space and door to

Bedroom 1

With fitted carpet, radiator, wardrobes, two double

glazed windows to the front aspect, airing cupboard and further double wardrobe with mirrored sliding doors.

Bedroom 2

With laminate flooring, radiator and double glazed window to the rear.

Bedroom 3

With laminate flooring, radiator and double glazed window to the rear.

Shower Room

With suite comprising large walk-in shower with panelled walls and glazed screen, vanity wash hand basin with storage below and mirror fronted medicine cabinet over, low flush WC, extractor fan, recessed spot lighting and upright radiator.

Outside

To the front of the property is a double width brick paved driveway providing ample off-road parking with flower borders to the side and access to the GARAGE with double doors, power and light points, ample storage space and up-and-over door to the rear.

A side gate provides access to the rear.

To the immediate side of the property is a good sized paved patio area with useful timber GARDEN SHED.

The rear garden is laid to lawn, bordered by flowers and shrubs and is enclosed by fencing and hedging for privacy and a paved patio area, ideal for entertaining.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Water and drainage rates are payable.

Directions

Proceed west out of Hereford city along Whitecross Road taking the third exit at Whitecross roundabout onto Three Elms Road. After approximately one mile turn right onto Grandstand Road passing the supermarket on your left and then take the first left into Kempton Avenue.

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

Tenure & Possession

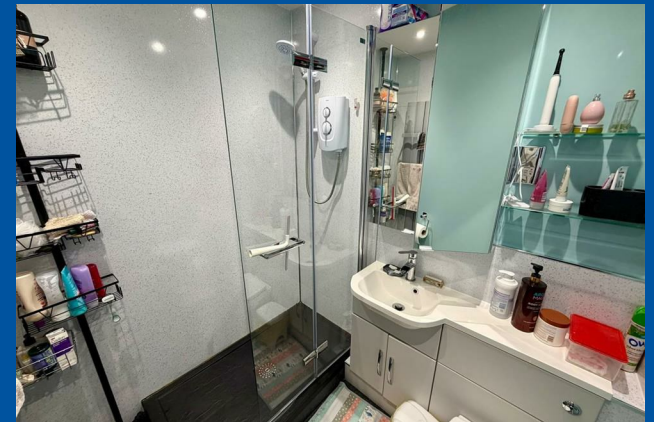
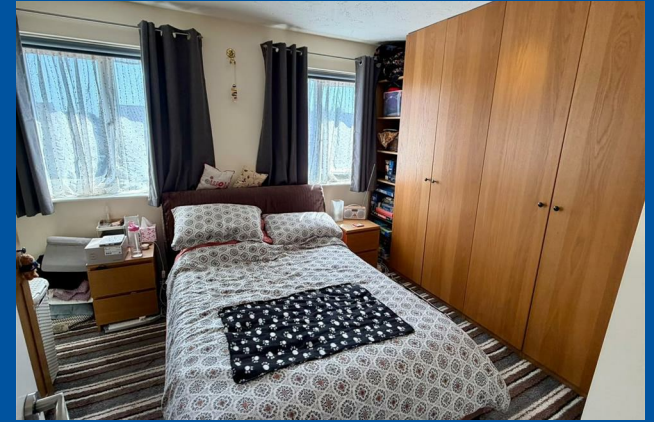
Freehold - vacant possession on completion.

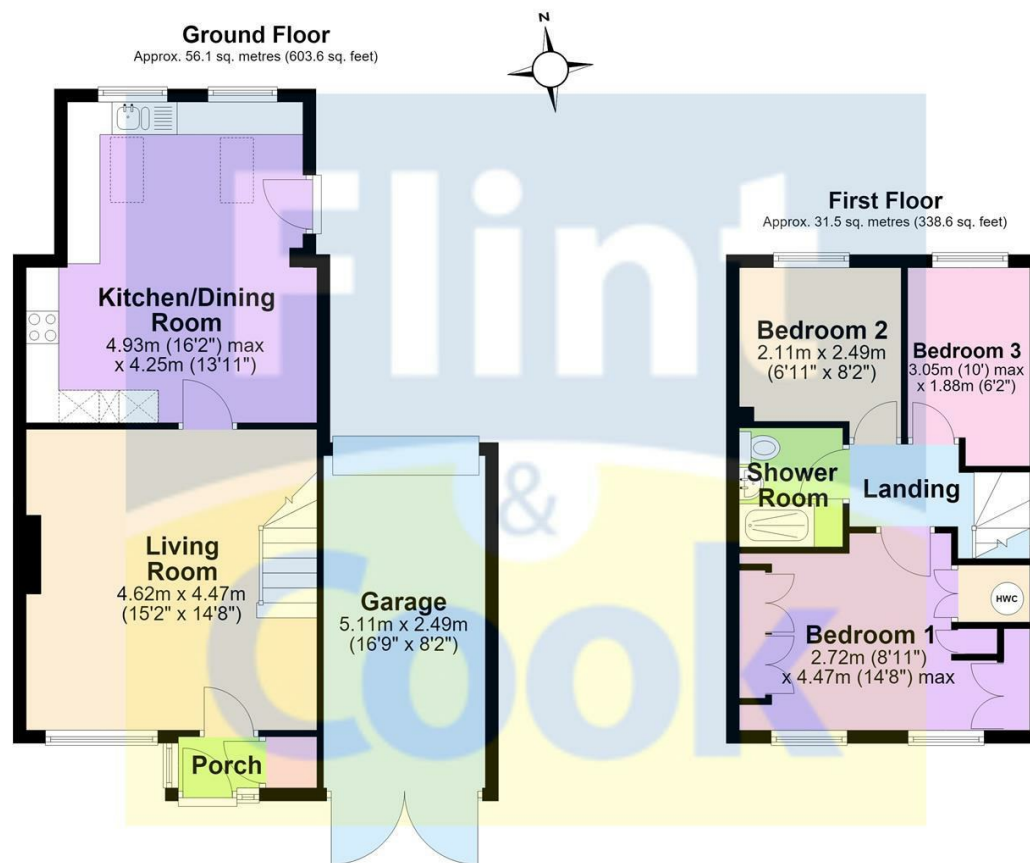
Residential lettings & property management

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.

77 KEMPTON AVENUE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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	

EPC Rating: C 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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