



19 WOODFIELD CLOSE

KINGSTONE HR2 9FB

Asking Price £244,950
FREEHOLD

Peacefully situated in this popular village location, a deceptively spacious 3 bedroom, three-storey semi-detached house offering ideal first time buyer/family accommodation. The property, which is offered for sale with no onward chain, has the added benefit of gas central heating, double glazing, modern kitchen and shower room, garage, driveway and private rear garden. To fully appreciate this property we strongly recommend an internal inspection.



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- Popular village location
- Spacious 3-storey semi-detached house
- Modern kitchen and shower room
- 3 good sized bedrooms
- Ideal family home
- No onward chain



In more detail, the well-maintained accommodation comprises Canopy Porch with entrance door through to

Reception Hall

With tiled floor, radiator with decorative cover, central heating thermostat, carpeted staircase to the first floor and door to

Downstairs Cloakroom

With low flush WC, pedestal wash hand basin, tiled splashback, radiator, tiled floor and double-glazed window.

Kitchen

Fitted with single drainer sink unit with mixer tap over, range of wall and base cupboards, ample work surfaces with splashbacks, radiator, tiled floor, double glazed window to front aspect enjoying a pleasant outlook, wall-mounted gas central heating boiler, space for upright fridge/freezer, built-in oven and 4 ring gas hob with splashback and cooker hood over.

Lounge

With feature wood strip flooring, double radiator, built-in understairs store cupboard and double glazed sliding door to

Dining Room/Conservatory

Brick and UPVC construction with tiled floor, power and light points, opening window vents, useful range of store cupboards and double doors to the rear patio and garden.

First Floor Landing

With fitted carpet and door to

Bedroom 2

With fitted carpet, radiator and two double glazed windows to the front aspect enjoying a pleasant outlook.

Bedroom 3

With fitted carpet, radiator and double glazed window to the rear with blind.

Shower Room

With corner shower cubicle with water jets, rainwater style shower head and double sliding doors, vanity wash hand basin with tiled splashback, low flush WC, laminate flooring, ladder style towel rail/radiator, double glazed window with blind, extractor fan, recessed spotlighting and wall mirror.

A carpeted staircase leads up from the First Floor Landing to

Loft Bedroom 1

An impressive light and airy room with fitted carpet, two radiators, two Velux style windows to the rear with built-in blinds, double glazed window to the front aspect enjoying a pleasant outlook, built-in store cupboard, two fitted wardrobes with folding doors and access hatch to loft space.

Outside

To the front of the property is a small lawned garden with a paved pathway leading to the front entrance door.

To the side is a driveway providing off-road parking for one vehicle leading to the GARAGE with up and over door, power and light points, ample storage space and personnel door to the rear garden.

To the immediate rear of the property is a paved patio area which leads on to the main of the garden which is laid to lawn and enclosed by high fencing and walling for privacy. Useful timber GARDEN SHED.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

Proceed south out of Hereford City on the A465 Abergavenny Road. Turn right for Clehonger and follow the signposts for Kingstone. On entering the village of Kingstone, take the first turning left, proceeding into the village. The turning into Woodfield Close is on the right hand side.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

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.

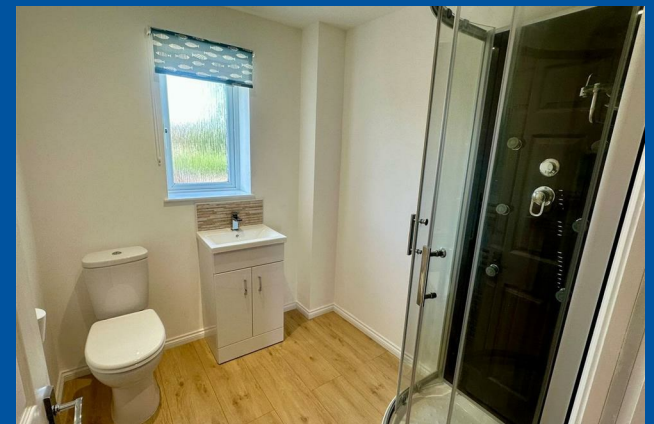
Tenure & Possession

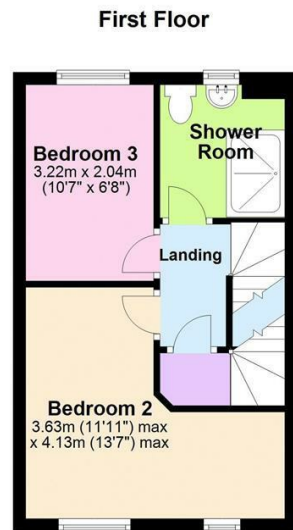
Freehold - vacant possession on completion.

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.

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Total area: approx. 99.8 sq. metres (1074.5 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

19 Woodside Close, Kingstone, Hereford

EPC Rating: C Herefordshire Council Tax Band: C



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

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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