

FOR  
SALE



14 Knightswood, Hampton Dene, Hereford HR1 1UZ

Offers Over £269,000 - Freehold

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## PROPERTY SUMMARY

A 3-bedroom semi-detached house situated in a highly sought-after residential location with driveway parking, garage, gas central heating and double glazing, well presented, and enclosed south facing rear garden.

## POINTS OF INTEREST

- *3 bedroom semi detached house*
- *Driveway parking & garage*
- *Sought after residential location*
- *Ideal family home!!*
- *Enclosed south facing rear garden*
- *Must be viewed*



## ROOM DESCRIPTIONS

### uPVC entrance door into

#### Entrance Hall

Tiled floor, radiator, smoke alarm, gas central heating thermostat, carpeted stairs leading up and doors to

#### Living Room

Wooden flooring, radiator, understairs storage cupboard, bay window to front, door to storage cupboard and door through to

#### Kitchen/Dining Room

Matching wall and base units with ample worksurfaces, 1½ bowl sink and drainer unit, 5-ring gas hob with electric double oven with extractor over, integrated fridge and freezer and space for washing machine, breakfast bar, window to the rear garden, window and door into the

#### Conservatory

Wooden flooring, windows and sliding door into the rear garden.

#### Downstairs WC

Tiled floor, low flush WC, wash hand-basin, radiator, window to the side aspect and cupboard housing the gas central heating boiler.

#### First floor landing

Fitted carpet, loft hatch with loft ladder, smoke alarm and doors to

#### Bedroom 1

Wooden flooring, radiator and window to the rear garden.

#### Bedroom 2

Wooden flooring, radiator, window to the front aspect and built-in storage cupboards.

#### Bedroom 3

Wooden flooring, radiator and window to the front aspect.

### Bathroom

Suite comprising panelled bath with mains fitment shower over, vanity wash hand-basin, low flush WC, tiled floor, tiled surround, heated towel rail, recessed spotlighting, extractor and window to the side aspect.

### Outside

To the front of the property there is a concrete driveway with parking for several vehicles leading to the garage electric roller door with access to the rear garden. The remainder of the front garden is laid with gravel and chippings for low maintenance with a range of plants and shrubs. To the rear of the property there is a low maintenance southfacing garden with a paved patio area - perfect for entertaining with the remainder of the garden laid to gravel. There is a rear access door into the garage. Outside tap.

### General information

#### Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

#### Outgoings

Council tax band C - payable 2023/24 £1957.66

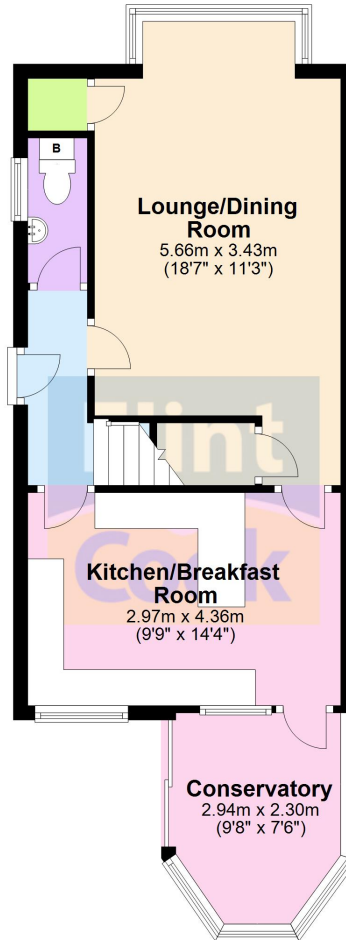
Water and drainage - rates are payable/metered supply.

#### Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Ground Floor

Approx. 44.8 sq. metres (482.6 sq. feet)



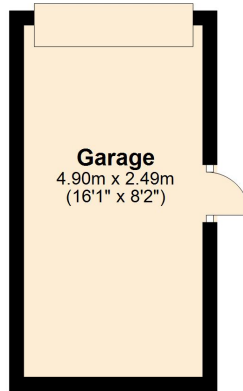
### First Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



### Garage

Approx. 12.2 sq. metres (131.4 sq. feet)




Total area: approx. 94.7 sq. metres (1019.1 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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| Energy Efficiency Rating                    |          | Current                 | Potential   |
|---|----------|-------------------------|---|
| Very energy efficient - lower running costs |          |                         |   |
| (92+)                                       | <b>A</b> |                         | <b>86</b>   |
| (81-91)                                     | <b>B</b> |                         |   |
| (69-80)                                     | <b>C</b> |                         |   |
| (55-68)                                     | <b>D</b> |                         |   |
| (39-54)                                     | <b>E</b> |                         |   |
| (21-38)                                     | <b>F</b> |                         | <b>72</b>   |
| (1-20)                                      | <b>G</b> |                         |   |
| Not energy efficient - higher running costs |          |                         |   |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |  |