

FOR
SALE



21 Pennine Close, Kings Acre, Hereford HR4 0TE

£275,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

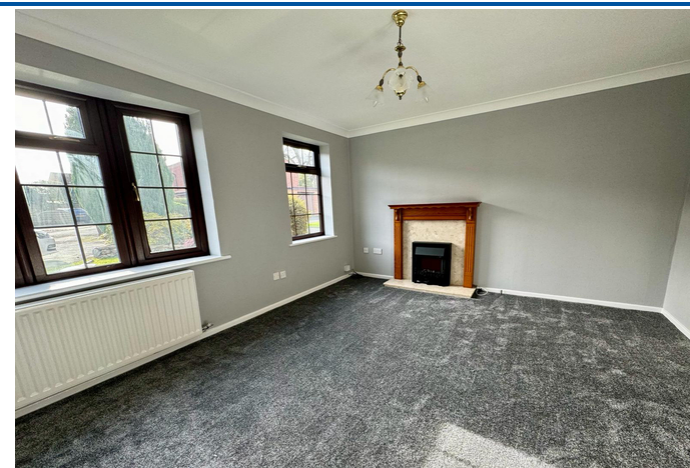
This excellent semi-detached house is quietly located in a cul-de-sac position in the highly favoured area of Kings Acre, which lies about a mile and half northwest of the Cathedral City of Hereford.

Local amenities include a range of local shops with post office, public houses, bus service, squash/tennis club, church, doctors surgery and primary and secondary schools.

Constructed in the 1980s, the property has replacement double-glazing and gas central heating, and has recently been updated with new carpets and redecoration, and is ideal for a young family having ample parking, detached garage and garden.

POINTS OF INTEREST

- *Semi detached house*
- *Recently updated*
- *3 Bedrooms*
- *Downstairs cloakroom*
- *Detached garage*
- *Garden*
- *No onward chain*
- *Quiet cul-de-sac location*



ROOM DESCRIPTIONS

Canopy porch

Door to the

Entrance hall

Radiator, central heating thermostat.

Lounge

Electric fire with surround, gas point, wall light point, radiator, small bay window to front.

Kitchen/breakfast room

Fitted with range of oak-style base and wall mounted units (some part-glazed), with worksurfaces and tiled splashbacks, tiled floor, sink unit, plumbing for washing machine and dishwasher, space for electric cooker, refrigerator and freezer, downlighters, window, double doors to rear, doors to

Cloakroom

Understairs storage cupboard, wash hand basin, tiled floor, folding doors to WC with tiled walls and extractor fan.

First floor Landing

Hatch to roof space.

Bedroom 1

Radiator, window to front.

Bedroom 2

Radiator, window to rear, airing cupboard with gas-fired central heating boiler.

Bedroom 3

Radiator, window to front.

Shower room

Shower cubicle with shower boarding, mains fitment, wash hand basin, WC, radiator, tiled walls, window.

Outside

The front of the property is open-plan and laid to lawn with a raised bed with ornamental shrubs.

There is a drive to the side with parking for at least 2 vehicles, and the Garage with up-and-over door, light, power and window.

There is an enclosed rear garden with a lawn, patio, shrubs, outside water tap and light.

Services

Mains electricity, gas, water and drainage 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.

Directions

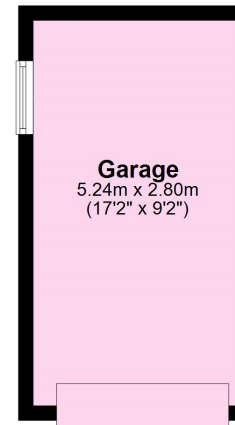
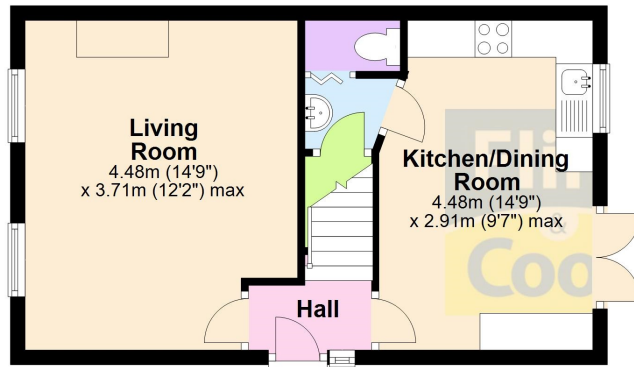
What3words /// land.progress.downfield

Money laundering regulations

Prospective purchasers will be asked to provide identification and proof of funds at the time of making an offer.

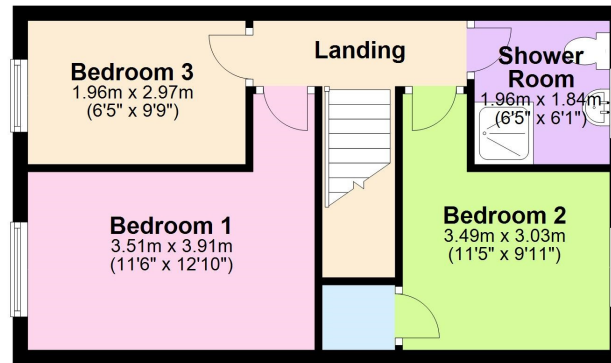
Ground Floor

Approx. 49.3 sq. metres (530.9 sq. feet)



First Floor

Approx. 35.6 sq. metres (382.8 sq. feet)



Total area: approx. 84.9 sq. metres (913.7 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+)	A	86
(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, Scotland & Wales		