

FOR
SALE



73 Kingsway, Hereford HR1 1HB

£218,000 - Freehold

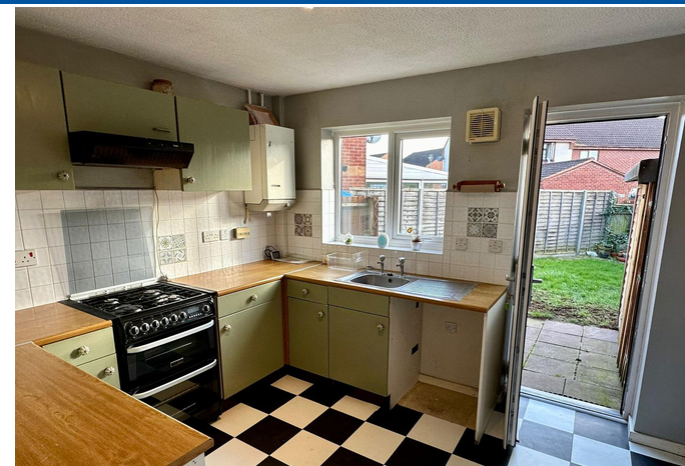
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this popular residential location, a 2 bedroom semi-detached house, 2 parking spaces and recently installed double glazing. This property is offered For Sale with no onward chain and ideal for first time buyers/investor accommodation.

POINTS OF INTEREST

- *Ideal first time buyer/ investor accommodation*
- *Semi-detached house*
- *2 Bedrooms*
- *Popular residential location*
- *No onward chain*
- *Garden*
- *2 parking spaces*
- *Recently installed double glazing*
- *Gas central heating*



ROOM DESCRIPTIONS

uPVC entrance door into the

Entrance Hallway

Wooden flooring, radiator, fuseboard, carpeted staircase leading to the first floor and door into the

Living Room

Wooden flooring, radiator, double glazed window to the front aspect, useful understairs storage cupboard, central heating thermostat and door into the

Kitchen/Dining Room

Fitted wall and base units, ample worksurfaces, free-standing cooker with extractor over and tiled splashback, stainless steel sink and drainer unit, under-counter space for washing machine and fridge, vinyl flooring, gas central heating boiler, extractor, radiator, double glazed window to the rear garden and double glazed door.

First floor landing

Wooden flooring, smoke alarm, loft hatch, airing cupboard housing the water tank with fitted wooden shelving and doors to

Bedroom 1

Fitted carpet, radiator, double glazed window to the front aspect, built-in wardrobe with sliding mirrored doors.

Bedroom 2

Fitted carpet, radiator, double glazed window to the rear aspect.

Bathroom

Suite comprising panelled bath with mains fitment shower over, low flush WC, pedestal wash hand-basin, tiled surround, vinyl flooring, extractor, radiator and opaque double glazed window.

Outside

A step from the back door leads down to the rear patio area - perfect for entertaining. There are 2 useful wooden storage sheds. The remainder of the garden is laid to lawn and enclosed by fencing and with a side access gate. Outside tap. To the front of the property there is a low maintenance garden, laid to stone together with various plants and shrubs and a paved pathway leading to the front entrance door. There is also a tarmac driveway providing off-road parking for 2 vehicles.

Services

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

Outgoings

Council tax band B - payable 2023/24 £1712.95

Water and drainage - 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.

Viewing

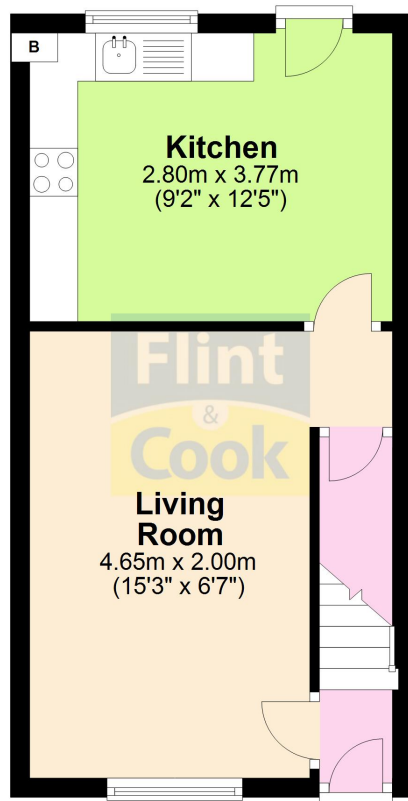
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - junior.chats.branch

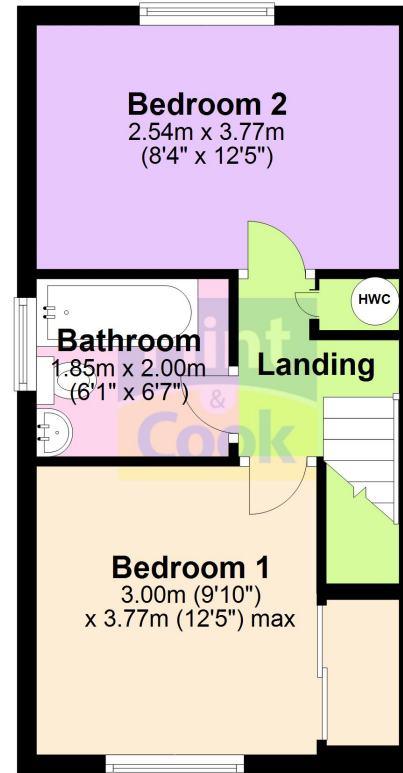
Ground Floor

Approx. 29.2 sq. metres (314.7 sq. feet)



First Floor

Approx. 28.6 sq. metres (308.2 sq. feet)



Total area: approx. 57.9 sq. metres (622.9 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	
(81-91)	B	88
(69-80)	C	
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		