



Caradoc Kingstone, Hereford, Herefordshire, HR2 9EZ

Asking Price £450,000



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Trivett Hicks is pleased to offer this well presented, substantial three double bedroom detached house. The attractive period residence is situated in the popular village of Kingstone. Kingstone is approximately 7 miles to the south-west side of Hereford city. Kingstone offers a wide range of amenities consisting of nursery, primary and secondary schools, public house, post office stores, doctors surgery and church to name but a few.

The property comprises entrance hall, living room, dining room, fitted kitchen, sitting room, utility room and cloakroom Wc all to the ground floor. To the first floor three double bedrooms and a family bathroom with separate shower cubicle. To the second floor a good size attic room. The property further benefits from double glazing, gas central heating, double driveway providing off road parking for several cars. To the rear large garden which overlooks open fields.

FULL DETAILS

ENTRANCE HALL

Radiator, power point, stairs to the first floor, door to:

DINING ROOM 12'6" x 10'11" (3.82m x 3.34m)

Double glazed window to the front aspect, radiator, power points, open period fire place with marble hearth and wooden feature mantle over and coved ceiling

LIVING ROOM 12'4" x 11'0" (3.77m x 3.36m)

Double glazed window to the front aspect, power points and radiator.

SITTING ROOM 9'5" x 17'4" (2.87m x 5.29m)

Radiator, power points, open fire having wood burning stove with slabbed hearth, coved and textured ceiling, double glazed sliding door to the rear garden, opening to:

BESPOKE FITTED KITCHEN 9'5" x 11'0" (2.87m x 3.36m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, slimline dishwasher, range cooker, double glazed window to the rear aspect, laminate flooring, power points, coved and textured ceiling, door to:

UTILITY ROOM 14'6" x 8'3" (4.41m x 2.52m)

Double glazed door to the front, fitted with a matching range of base and eye level units with worktop space over, plumbing for automatic washing machine, double glazed window to the front and side aspect, radiator, power points, recently fitted Worcester wall mounted gas boiler serving heating system and domestic hot water with heating timer control, double glazed door to the rear garden, door to:

CLOAKROOM

Obscure double glazed window to the rear aspect, fitted with two piece suite comprising wash hand basin, low-level WC, laminate flooring and textured ceiling.

LANDING

Double glazed window to the front and rear aspect, stairs to the second floor attic room, door to:

MASTER BEDROOM 12'6" x 10'11" (3.80m x 3.33m)

Double glazed window to the front aspect, fitted bedroom suite with a range of wardrobes comprising three double wardrobes, radiator, power points, dado rail and coved ceiling, door to:

BEDROOM TWO 12'6" x 10'11" (3.80m x 3.32m)

Double glazed window to the front aspect, radiator and power points, door.

BEDROOM THREE 9'5" x 10'11" (2.87m x 3.33m)

Double glazed window to the rear aspect, radiator and power points.

BATHROOM

Obscure double glazed window to the rear aspect, fitted with four piece suite comprising roll top bath with ornamental feet, pedestal wash hand basin, recessed shower enclosure with fitted electric shower, low-level WC and radiator.



ATTIC ROOM 9'8" x 14'7" (2.95m x 4.45m)

Two skylights, radiator and power points.

OUTSIDE

The property is approached by double driveway providing off road parking for several cars. The front boundary is flanked by red brick wall with shrub and flower borders directly behind. Side gate to the left of the property gives access to the large rear garden which comprises of lawn, patio areas, greenhouse and garden store. The whole garden is enclosed by brick wall and wooden panelled fencing.

DIRECTIONS

Proceed out Hereford on the A465 towards Abergavenny, at the Tesco's superstore take the second exit continuing on the A465 to Abergavenny. Then take the second right turn to towards Clehonger and Hay-on-Wye B4349, follow the road into the village of Clehonger. Pass the seven stars public house and take the second left turn signposted Kingstone and Peterchurch. Continue along this road and as you enter Kingstone take the first left towards the centre of the village. Continue along this road passing the turnings to Woodfield Close, then Green Lane on your right. After a short distance the property will be seen on the left hand side.

TENURE

Freehold

TO VIEW

Viewings are strictly by arrangement with the agents Trivett Hicks, 10 St Peters Street, Hereford Tel: 01432 274300.

LOCAL AUTHORITY

Herefordshire Council. Tel: 01432 260000.

MONEY LAUNDERING REGULATIONS

Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

COUNCIL TAX

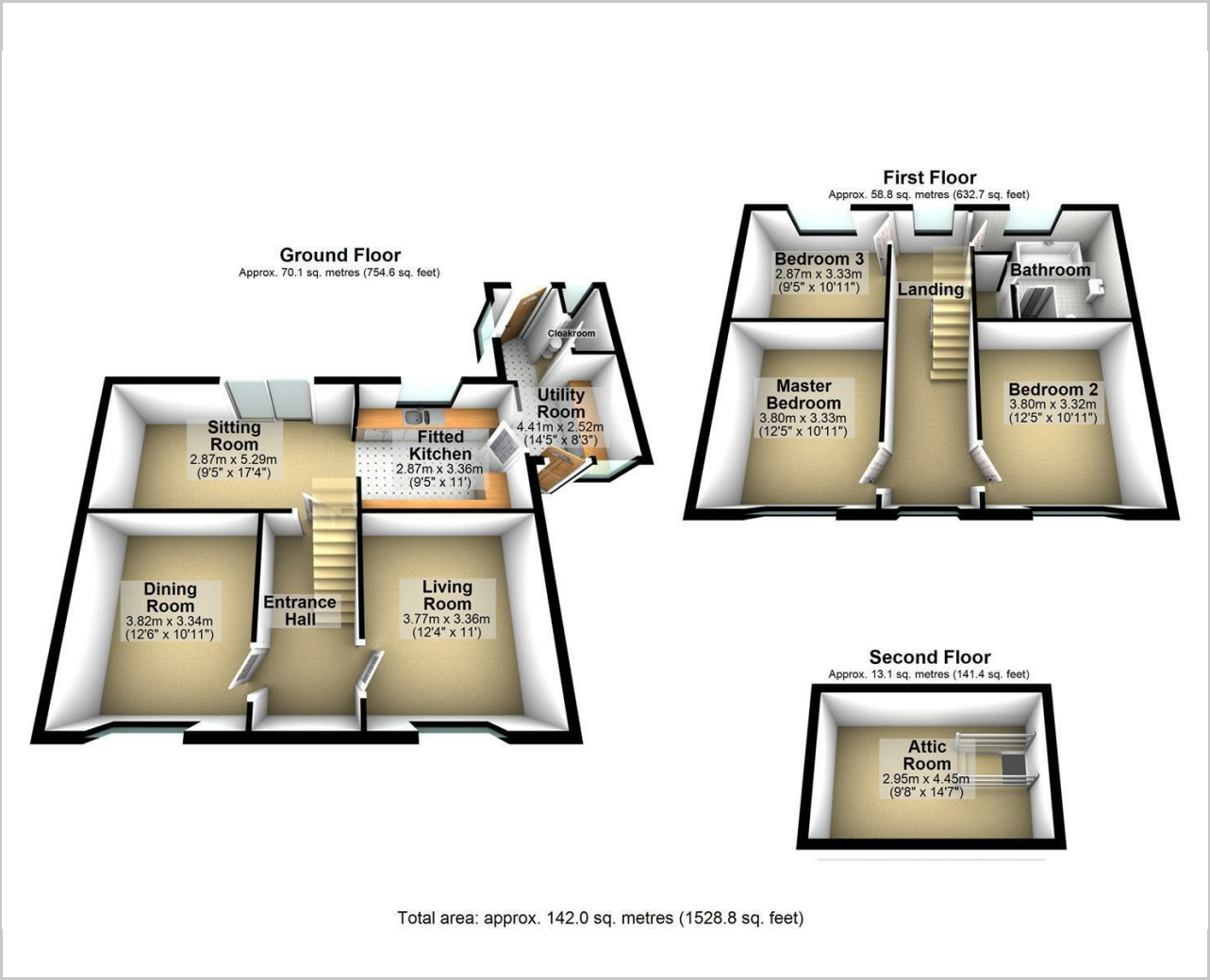
Band E £2959.39 2025 - 2026 (A reduction may be applicable for single occupancy).

N.B

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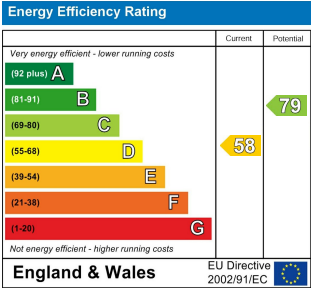
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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