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### **34 New Kilvert Road, Newton Farm, Hereford, HR2 7FL**

*'Situated to the south of Hereford City a well presented two bedroom mid terraced home with gas central heating, double glazing, off road parking and enclosed rear garden'*

**£197,500 (Freehold)**

## 34 New Kilvert Road, Newton Farm, Hereford, HR2 7FL

### LOCATION

The property is set to the south of Hereford City in a well established residential location. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

### DESCRIPTION

The subject property is a well presented, two bedroom mid terraced home with gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, kitchen/breakfast room, downstairs cloakroom, sitting room, first floor landing with access to two double bedrooms and bathroom.

### ON THE GROUND FLOOR:

#### Entrance Hall

A front aspect double glazed door gives access to the entrance hall with stairs to the first floor, smoke alarm and glazed door to the kitchen/breakfast room.

#### Kitchen/Breakfast Room

3.76m (12'4) x 3m (9'10) (maximum)

With front aspect double glazed window. A range of units comprising 1½ bowl stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units. Plumbing and space for washing machine, integrated electric oven and hob with cooker hood over, integrated fridge freezer, wall mounted gas central heating boiler, panelled radiator. Access to the inner hallway.





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### Inner Hallway

With access to the sitting room and cloakroom.

### Cloakroom

With low flush wc, pedestal mounted wash hand basin with tiled splash backs, panelled radiator, extractor fan and laminated flooring.



### Sitting Room

3.96m (13'0) x 3.56m (11'8)

With rear aspect double glazed French doors giving access to the garden, panelled radiator, television point and laminated flooring.



### ON THE FIRST FLOOR:

### Landing

With access hatch to loft space, panelled radiator, doors to bedrooms and bathroom.

### Bedroom 1

3.96m (13'0) x 2.67m (8'9)

With rear aspect double glazed window and panelled radiator.

### Bedroom 2

3.02m (9'11) (plus recess) x 2.51m (8'3)

With front aspect double glazed window, storage cupboard and panelled radiator.





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### Bathroom

2.01m (6'7") x 1.93m (6'4") (maximum)

With suite comprising panel enclosed bath with mixer tap, thermostatically controlled shower over, low flush wc, pedestal mounted wash hand basin, partially tiled wall surround, extractor fan, panelled radiator, shaver point and vinyl flooring.



### OUTSIDE:

To the front of the property is a block paved parking space and a pathway leads to the front door. To the immediate rear of the property is a patio leading to the main garden which is laid to lawn. A path continues to the rear of the garden where there is a useful storage shed. The garden is enclosed by fencing with a rear access gate to provide a degree of privacy.



### COUNCIL TAX BAND B

Payable to Herefordshire Council

### SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

### DIRECTIONAL NOTE

From central Hereford proceed out of Hereford along the Belmont Road. Take the left hand turning into The Oval and second left into New Kilvert Road. Follow around the right hand bend and the property is located on the right hand side as indicated by the agents for sale board.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

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ID39840

## 34 New Kilvert Road, Newton Farm, Hereford, HR2 7FL

### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

### Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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### FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

