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55 Chestnut Drive, Hinton, Hereford, HR2 6AZ

'Situated to the south of Hereford City a three bedroom end of terrace family home with gas central heating, double glazing (where specified), off road parking, garage and enclosed rear garden'

£190,000 (Freehold)

55 Chestnut Drive, Hinton, Hereford, HR2 6AZ

LOCATION

The property is located to the south of Hereford City in the well established Hinton district. In the area are a range of amenities including Tesco Express, chip shop, Co-Operative, St Martins Church 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 three bedroom end of terrace family home with the benefit of off road parking, garage and enclosed rear garden. The property also has the added benefit of gas central heating and double glazing (where specified) with the accommodation comprising entrance hall, sitting room, kitchen, bathroom, conservatory/utility, first floor landing with access to three bedrooms and cloakroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Canopy Entrance Porch

With front aspect double glazed entrance door leading to the entrance hall.

Entrance Hall

With panelled radiator, stairs to the first floor and door to the sitting room.

Sitting Room

4.11m (13'6) x 4.09m (13'5) (maximum)

With front aspect double glazed window, wall mounted gas fire, laminated flooring, under-stairs storage cupboard and door to the kitchen.



Kitchen

3.12m (10'3) x 2.59m (8'6)

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surfaces, base units under with matching wall units, integrated electric oven and gas hob, wall mounted gas central heating boiler, side aspect double glazed window with further wall and base mounted units and work surface, tiled flooring, double glazed door to the conservatory and door to the bathroom.

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Conservatory

2.79m (9'2) x 2.39m (7'10)

With rear and side aspect double glazed windows, side aspect double glazed patio door giving access to the garden and tiled flooring.



Bathroom

2.62m (8'7) x 1.8m (5'11)

With rear aspect double glazed window, panel enclosed bath, mixer tap, shower attachment, shower cubicle with electric shower, partially tiled wall surround, low flush wc, pedestal mounted wash hand basin, tiled flooring, coved ceiling and extractor fan.



Outside Utility

2.39m (7'10) x 2.11m (6'11)

With glazed door to the garden. With work surface and vinyl flooring.

ON THE FIRST FLOOR:

Landing

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

Bedroom 1

4.11m (13'6) x 3.2m (10'6)

With two front aspect double glazed windows, built-in wardrobe and panelled radiator.

Bedroom 2

2.62m (8'7) x 2.57m (8'5)

With rear aspect double glazed window.



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Bedroom 3

2.59m (8'6") x 2.44m (8')

With rear aspect double glazed window.



Separate Cloakroom

With low flush wc and partially tiled wall surround.

OUTSIDE:

To the front of the property is a gravel garden with access to the front door. The garden has various shrub borders and is enclosed by fencing and hedging to provide a degree of privacy. A side path and gate give access to the rear garden. To the immediate rear of the property is a gravel garden with various shrub borders. Useful storage shed (6'11" x 6'11"). Summer house, green house and the garden is enclosed by hedging and fencing to provide a degree of privacy. To the rear of the garden is a GARAGE with an up and over door and to the side of the garage is a parking area.



COUNCIL TAX BAND B

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

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.

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VIEWING

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

DIRECTIONAL NOTE

Proceed out of Hereford along the Ross Road and on reaching the traffic lights turn left onto the Holme Lacy Road. Continue to the mini roundabout and take the first exit onto Chestnut Drive. Continue along Chestnut Drive and the property is located on the right hand side as indicated by the 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

ID / Date

ID40512

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.

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.

