



12 NEVINSON PLACE HEREFORD HR1 1UF

Asking Price £295,000
FREEHOLD

This excellent semi-detached house is pleasantly located in a cul-de-sac position on an exclusive development in a highly favoured residential area just over a mile northeast of Hereford city centre. Local amenities include a range of shops, churches, public house, bus service, doctor's surgery, primary and secondary schools. Constructed in the 1960s, the property has double glazing and gas central heating and is ideal for family purposes, having off-road parking, garage, conservatory and a good-sized enclosed rear garden.



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- Semi-detached house • Sought after residential area • 3 bedrooms • Gas central heating • Conservatory • Garage and gardens



Entrance Porch

With tiled floor and door to

Entrance Hall

With radiator and door to

Lounge

With gas fire, full length window to front and door to

Kitchen/Dining Room

Fitted with base and wall mounted units with worksurfaces, tiled splashbacks, 1½ bowl sink unit, built-in electric oven, four ring electric hob, extractor hood, dishwasher, plumbing for washing machine, radiator, window, patio doors to rear and door to

Conservatory

With radiator, doors to side and to Garage.

From the Entrance Hall stairs lead to

First Floor Landing

With hatch to roof space, window and airing cupboard with hot water cylinder.

Bedroom 1

With built-in mirror fronted wardrobes, radiator and window to front.

Bedroom 2

With wash hand basin with cupboard under, built-in wardrobe, radiator and window to rear.

Bedroom 3

With storage cupboard, radiator and window to front.

Bathroom

With tiled walls and floor, white suite comprising bath with mixer tap, electric shower and folding screen, wash hand basin with cupboard under, WC, ladder style radiator and window.

Outside

To the front of the property is a lawned garden with ornamental shrubs and a brick-edged driveway leading to

GARAGE - with metal up-and-over door, light, power, wall mounted gas fired central heating boiler and water tap.

There is side access to the good sized rear garden which is enclosed by fencing and hedging and has a large paved patio with retaining wall, lawn, GARDEN SHED and outside light.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Water and drainage rates are payable.

Directions

What3words ///comet.person.stages

From Hereford proceed initially towards Ledbury on the A438 then just past the new Hereford Fire Station, turn right onto the B4224 towards Fownhope. Just before

leaving the city, turn left into Nimrod Drive and then take the first turn left into Nevinson Place. The property is located on the right hand side, as indicated by the Agent's For Sale board.

Viewing

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

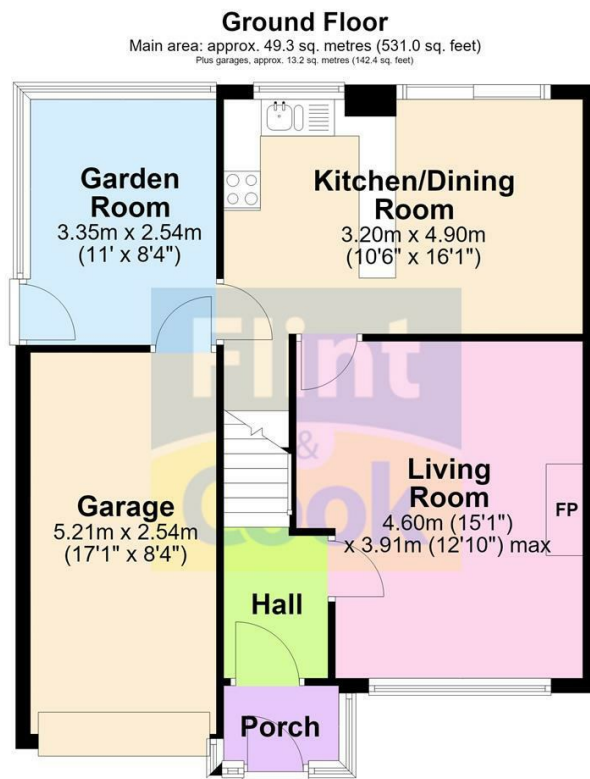
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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Main area: Approx. 88.4 sq. metres (951.8 sq. feet)
Plus garages, approx. 13.2 sq. metres (142.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Hereford Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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