



7 NEVINSON PLACE

HAMPTON DENE, HEREFORD HR1 1UF

Asking Price £325,000
FREEHOLD

An attractive and well-presented three-bedroom home offering spacious accommodation throughout, ideal for family living. The property features a generous lounge, separate dining area, modern fitted kitchen, conservatory, ground floor cloakroom/utility and contemporary family bathroom. Outside, there is a delightful south-facing rear garden, driveway parking and a single garage. With fitted wardrobes to all three bedrooms, gas central heating and double glazing, this is a fantastic home that must be viewed to be fully appreciated.



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- Immaculately presented throughout
- Spacious semi-detached house
- 3 bedrooms, 3 reception rooms
- Modern kitchen & bathroom
- Driveway, garage & south facing garden
- Must be viewed!
- Ideal family home
- Sought-after residential location



Ground Floor

With entrance door leading into the

Entrance Hall

With UPVC entrance door, wood-effect flooring, exposed brickwork, fitted wall light and composite entrance door leading into the

Entrance Hall

With fitted carpet, radiator, ceiling light point, coving, central heating thermostat, carpeted staircase leading to the first floor and door into the

Living Room

A spacious and inviting living room with fitted carpet, radiator, central ceiling light point, coving and double glazed window to the front aspect allowing plenty of natural light. A large opening leads through to the

Dining/Family Room

A generous dining area with ample space for a family dining table, fitted carpet, radiator, two ceiling light points, coving and useful understairs storage cupboard. Double glazed sliding patio doors provide access into the conservatory, whilst a further door leads into the

Kitchen

A modern fitted kitchen comprising a matching range of wall and base units with ample work surfaces over, tiled splashbacks and stainless steel sink and drainer unit. Integrated appliances include a dishwasher, undercounter fridge and freezer, whilst there is also a range-style cooker with five-ring gas hob and cooker hood over. Further features include a double glazed window overlooking the rear garden, radiator, door providing access to the side of the property and further door into the

Cloakroom/Utility

A useful and practical space comprising a low flush WC, vanity wash hand basin with tiled splashback, chrome heated towel rail, recessed spotlighting and double glazed window. There is also a fitted work surface with undercounter space and plumbing for a washing machine.

Conservatory

A lovely addition to the ground floor accommodation, providing a versatile space ideal for relaxing and enjoying views across the rear garden. With tiled flooring, power points, double glazed windows and double glazed French doors opening directly onto the rear patio.

First Floor Landing

With fitted carpet, radiator, ceiling light point, coving, loft access hatch, double glazed window and useful airing cupboard with fitted wooden shelving. Doors lead to the following accommodation.

Bedroom One

A spacious principal double bedroom with fitted carpet, radiator, central ceiling light point, coving and double glazed window to the front aspect. The room benefits from two fitted double wardrobes, both providing useful hanging rails and shelving.

Bedroom Two

A second good-sized double bedroom with fitted carpet, radiator, coving and double glazed window overlooking the rear garden. There is also a fitted double wardrobe with hanging rail and shelving.

Bedroom Three

A good-sized single bedroom, ideal for a child's bedroom,

nursery or home office, with fitted carpet, radiator, ceiling light point, coving and double glazed window to the front aspect. There is a useful fitted double wardrobe with hanging rail, positioned over the stairwell bulkhead.

Bathroom

A modern three-piece suite comprising a panelled bath with mains shower over and panelled surround, vanity wash hand basin and low flush WC. Further features include a chrome heated towel rail, recessed spotlighting and double glazed window.

Outside

To the Front

The property is approached via a tarmac driveway providing off-road parking and access to the single garage. There is a good-sized area of lawn, complemented by established planted borders containing an attractive variety of shrubs and ornamental plants. A useful side access gate provides pedestrian access to the rear garden.

Rear Garden

To the rear is a delightful south-facing garden, enjoying a sunny aspect and providing an ideal space for outdoor entertaining and family enjoyment. A large paved patio area offers ample space for outdoor furniture and dining, with a good-sized lawn beyond, bordered by an attractive selection of established plants and shrubbery. The garden is enclosed by fencing, providing a good degree of privacy, and benefits from an outside tap and useful gated side access.

Single Garage

With up-and-over door to the front, light, power and wall mounted gas central heating boiler.

Directions

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 left hand side, as indicated by the Agent's For Sale board.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

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

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 110.0 sq. metres (1184.5 sq. feet)

EPC Rating: C Hereford Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		85
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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