



31, Walton Close, Hereford, HR2 6BJ
Price £275,000

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31 Walton Close

Hereford

This immaculately presented, modern family home is found in the quiet cul-de-sac of Walton Close a short distance South of Hereford City centre with an enviable amount of local amenities nearby.

A delightful semi-detached house built in 2002, it offers three bedrooms, two reception rooms, a conservatory and spans 936 square feet.

The property boasts both off road parking and a garage as a well planned and maintained rear garden.

In summary, this semi-detached house on Walton Close presents a wonderful opportunity for anyone looking to settle in a desirable area of Hereford. With its spacious layout, modern features, and convenient parking, it is a property that truly deserves your attention.

TO BOOK YOUR VIEWING PLEASE CALL 01432-277006

- Three bedroom family home
- Two receptions & Conservatory
- Hallway & Downstairs WC
- Attached garage with parking
- Beautifully presented garden
- Quiet cul-de-sac location
- Well maintained throughout
- Double glazed & gas central heating
- Viewing highly recommended

Material Information

Price £275,000

Tenure: Freehold

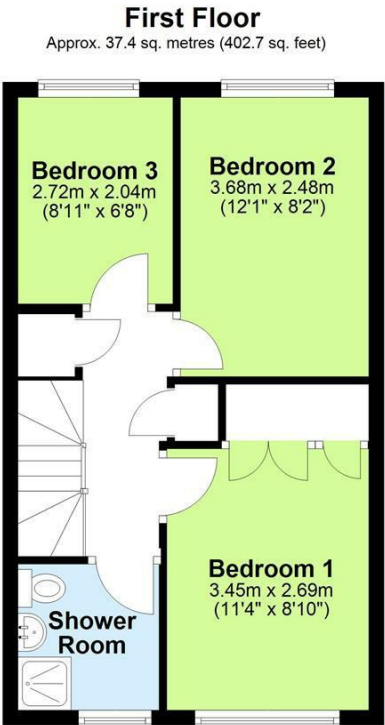
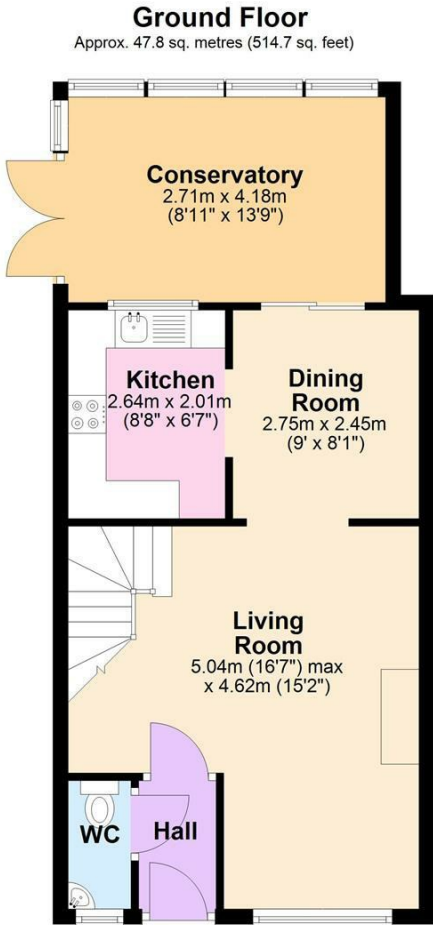
Local Authority: Herefordshire Council

Council Tax: C

EPC: D (67)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

The double glazed and gas centrally heated accommodation briefly comprises; canopy porch, entrance hall, downstairs WC, living room, dining room, fitted kitchen, conservatory and to the first floor are two double bedrooms, one single bedroom and a shower room

Property Description

The property is entered from the front via the useful canopy porch and via the main front door into a entrance hall which has a door into the living room and further door to the downstairs WC which has an obscure window to the front, corner wash hand basin and a low level WC. The living room has a fireplace with electric fire inset, marble hearth and surround with an ornamental mantle over, window to the front, stairs up to the first floor and open doorway to the dining room where there are sliding doors into the conservatory and an archway opening to the kitchen. The fitted kitchen consists of drawers, wall an dbase units under a worktop with tiled splashbacks, inset stainless steel sink unit, gas hob with electric oven under and an extractor fan over, there is also space for a fridge freezer and a washing machine.

The conservatory is a fantastic addition to the property with full width windows facing over the garden and double doors out onto the patio.

Carpeted stairs rise up to the first floor landing which benefits from a fitted storage cupboard with shelves, an airing cupboard housing the hot water tank, access to the loft and doors off to all other rooms. The shower room features a shower cubicle with electric Mira shower, sink with storage cupboard under, low level WC with tile walls behind and an extractor fan. Bedroom one benefits from fitted wardrobes with hanging space and shelving and a window to the front aspect, bedrooms two and three both have windows to the rear.

Garden & Parking

The property is accessed from the road via a block paved driveway that leads up the garage door providing parking and extends across the front of the property making it very low maintenance.

The garage has a recently replaced metal up and over door and contains power, light, loft storage, wall mounted boiler and a pedestrian door to the rear garden.

Accessed via the conservatory or the garage the rear garden consists of two patio areas ideal for table and chairs, a gravel path leads down to a further seating area at the end of the garden, the garden is mainly laid to lawn and enclosed by wooden panel fencing, there are mature fruit trees interspersed including fig, apple and plum.

Location

Located just south of Hereford city centre there are many local amenities within walking distance which include a range of shops, post office, primary school, hairdressers, Co-op and Tesco Express and bus service. The city centre is a short distance away via King George V playing fields where there is the municipal swimming baths and leisure centre and lovely walks along the river bank either into town or into the close by countryside.

Services

All mains services are connected to the property.

Herefordshire Council Tax Band C

Tenure - freehold

Broadband

Broadband type Highest available download speed Highest available upload speed Availability
Standard 7 Mbps 0.8 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 8000 Mbps 8000 Mbps Good
Networks in your area - Openreach, Zzoommm

Indoor Mobile Coverage

Provider Voice Data
EE Limited Limited
Three Limited Limited
O2 Limited None
Vodafone Limited Limited

Outdoor Mobile Coverage

Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely
5G is predicted to be available around your location from the following provider(s): EE, Three. Please note that this predicted 5G coverage is for outdoors only.

Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.

Directions

From Hereford City head South on the A49 Greyfriars Bridge, bear left and take the first left turning into Hinton Road,. Follow the road and after the second mini roundabout take the second right into Walton Close, bear left, follow the road and the property is found on the left.

