

for sale

£222,000



Orchard Gardens Hereford HR2 6DZ

Situated to the south of Hereford City, in a popular residential location, this extended three bedroom semi-detached is being sold with NO UPWARD CHAIN. Benefiting with off road parking to the front of the home this is the perfect home for first time buyers who are looking to get onto the property ladder. Briefly comprising: off road parking, entrance hall, downstairs cloakroom, lounge/dining room, kitchen, first floor landing, three bedrooms, family bathroom and a beautiful garden to the rear.

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Approach

A dropped kerb gives access to the large driveway, with lawn to the side containing plants and mature shrubs. A gate to the side allows access to the Rear Garden and a door to the front gives access to the Entrance Hall.

Entrance Hall

Double glazed door and double glazed obscured window to front elevation, central heating radiator, ceiling light point, stairs to First Floor Landing and doorways leading to:

Downstairs Cloakroom

Double glazed obscured window to side elevation, low level W.C , wash hand basin and ceiling light point.

Lounge/ Diner

23' Max x 12' 9" Max (7.01m Max x 3.89m Max)

Double glazed window to front elevation, log burner, central heating radiator, ceiling light point and under stairs storage.

Kitchen

14' 7" x 9' 5" (4.45m x 2.87m)

Fitted with wooden wall and base units with roll top work surfaces over, a Belfast sink with splash back tiling to walls, electric oven and induction hob with cooker hood over. With plumbing and space for washing machine and dishwasher and space for fridge freezer, central heating radiator and spotlights to the ceiling. Double glazed windows to rear and side elevations and double glazed French Doors to the Rear, allowing access to the Rear Garden.

First Floor Landing

Double glazed window to side elevation, loft access, ceiling light point and doors leading to:

Bedroom One

9' 2" x 13' 5" (2.79m x 4.09m)

Double glazed window to front elevation, central heating radiator and ceiling light point.



Bedroom Two

10' 3" Max x 9' 4" (3.12m Max x 2.84m)

Double glazed window to rear elevation, central heating radiator, storage cupboard housing the central heating boiler and ceiling light point.

Bedroom Three

8' 6" x 6' (2.59m x 1.83m)

Double glazed window to front elevation, central heating radiator and ceiling light point.

Family Shower Room

A modern white suite briefly comprising; Shower cubicle, wash hand basin, low level W.C and extractor fan. Ceiling light point and central heating radiator, with a double glazed obscured window to the side elevation

Rear Garden

Has a patio area which is perfect for entertaining and a large lawn area - great for growing families to enjoy, with flowerbeds and fencing to the borders with mature shrubs and an Outbuilding.

Outbuilding

12' 8" x 6' 1" (3.86m x 1.85m)

With power, space for washing machine and tumble dryer and ceiling light point.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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T 01432 267 511
E hereford@connells.co.uk

23 King Street
 HEREFORD HR4 9BX

Property Ref: HER312653 - 0008

Tenure: Freehold

EPC Rating: D

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