

for sale

£225,000



Hillside Avenue Hereford HR2 7LQ

An extended and well presented family home located a just a mile South of the City Centre. Featuring garage/off road parking, downstairs w/c and private rear garden.

Hillside Avenue Hereford HR2 7LQ

Entrance Porch

UPVC door to front with further door giving access to the Entrance Hall.

Entrance Hall

Ceiling light point, central heating radiator, stairs to first floor landing and door leading into:

Kitchen

12' Max x 16' 8" Max (3.66m Max x 5.08m Max)

'L Shaped Room'

A modern fitted kitchen with wall and base units, work surfaces over, one bowl sink and drainer, fitted breakfast bar, space for fridge freezer, ceiling spotlights, central heating radiator and double glazed windows to the front and side. Integrated appliances include; oven, grill, hob with cooker hood over, washing machine and dishwasher.

Lounge

11' 3" Max x 17' 11" (3.43m Max x 5.46m)

Central heating radiator, ceiling light point and double glazed sliding doors to the rear.

Cloakroom

Low level w/c, wash hand basin, ceiling light point and double glazed obscured window to front.



Landing

Double glazed window to front elevation, ceiling light point and loft hatch.

Bedroom One

11' 6" x 11' 7" (3.51m x 3.53m)

Double glazed window to rear elevation, ceiling light point and built in storage cupboards.

Bedroom Two

7' 10" x 9' 11" (2.39m x 3.02m)

Double glazed window to rear elevation, ceiling light point, central heating radiator and built in storage cupboard.

Bedroom Three

6' 10" x 9' 11" (2.08m x 3.02m)

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

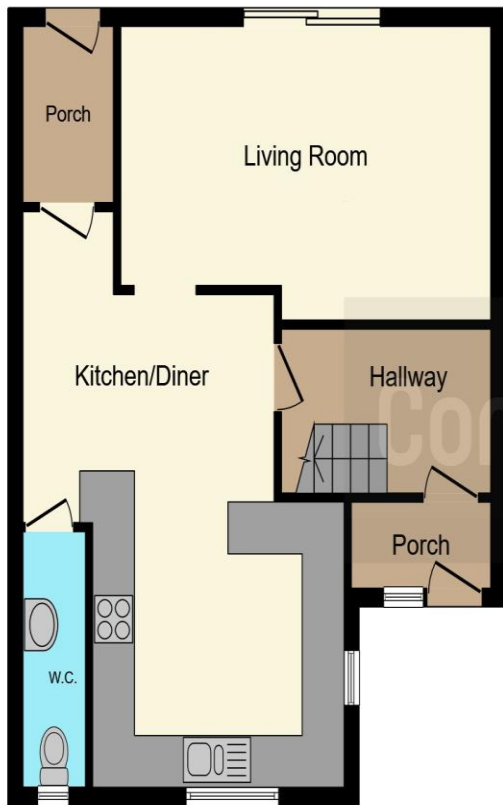
Bathroom

A modern white suite briefly comprising; low level w/c, wash hand basin with vanity unit, bath with shower overhead, wall mounted towel rail, ceiling light point and double glazed obscured window to front elevation.

Rear Garden

A low maintenance, private rear garden with slab paved patio space leading to lawn with fencing to the borders and a rear gate giving access to the garage and back to the front of the property.





Ground Floor



First Floor

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.

To view this property please contact Connells on

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

23 King Street
HEREFORD HR4 9BX

Property Ref: HER314550 - 0003

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/HER314550



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk