

for sale

£200,000



Welford Green Hereford HR4 0PE

This wonderful four bedroom home is located in the Moor Farm residential district which lies to the north west of central Hereford. Locality there are a range of amenities including a primary school and the property is set close to an area of amenity land. The home itself briefly comprises: entrance hall, lounge, kitchen, utility room, conservatory, first floor landing, four bedrooms, family bathroom and a good size garden to the rear of the home.

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Entrance Hall

Double glazed obscure door to front, double glazed obscure window to front elevation, two ceiling light points, archway to kitchen and door to lounge.

Lounge

17' 9" max x 11' 3" (5.41m max x 3.43m)

Double glazed patio door to conservatory, central heating radiator, two ceiling light point, stairs to landing.

Kitchen

12' 5" max x 11' 6" max (3.78m max x 3.51m max)

Newly fitted kitchen with soft close wall and base units, work surfaces over, one and a half bowl sink and drainer, splashback tiling to walls, space for range cooker, plumbing for washing machine and dishwasher, space for fridge freezer, central heating radiator, tiled flooring, spotlights to ceiling, double glazed window to front elevation and door to utility.

Utility Room

5' 3" x 5' 10" (1.60m x 1.78m)

Double glazed door to rear garden, space for tumble dryer and freezer, central heating boiler and ceiling light point.



Conservatory

18' 4" x 10' 4" (5.59m x 3.15m)

UPVC and brick built construction with double glazed French doors to rear elevation, double glazed windows to rear and side elevation,

Landing

Airing cupboard, loft access with pull down ladder, two ceiling light points and doors to following.

Bedroom One

11' 2" x 8' 2" max (3.40m x 2.49m max)

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

Bedroom Two

8' 2" x 7' 7" (2.49m x 2.31m)

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

Bedroom Three

8' 3" x 7' 7" (2.51m x 2.31m)

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

Bedroom Four

8' 8" x 6' 9" (2.64m x 2.06m)

Double glazed window to rear elevation, two storage cupboards, central heating radiator and ceiling light point.

Bathroom

Morden white suite briefly comprising of bath with mixer shower overhead, wash hand basin, WC, part tiling, central heating radiator, ceiling light point and double obscure window to front.

Garden

Good sized lawn with a path to side, fencing and walls to boarders and gate giving access to the rear of the home.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: HER314882 - 0003

Tenure: Freehold

EPC Rating: Awaited

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