

for sale

£245,000



Coleridge Crescent Hereford HR4 0QH

This charming three bedroom end-terrace home boasts a spacious and comfortable living. Upstairs you will find three well-proportioned bedrooms and modern shower room. Outside there is a private garden ideal for enjoying outdoor activities or simply soaking up the sunshine. With its convenient location this is the perfect property for those seeking both style and comfort. Briefly comprising: off road parking, garage up and over doors, entrance porch, welcoming hallway, lounge/dining room, kitchen, utility room, first floor landing three bedrooms, modern shower room and front and rear gardens.

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Entrance Porch

Double glaze door to front elevation, double glazed window to front and side elevation and door to the following.

Entrance Hall

Double glazed doors to front and side elevations, stairs and under stairs storage, central heating radiator, ceiling light point and doors to the following.

Lounge

17' 10" x 11' 5" (5.44m x 3.48m)

Double glazed French doors to rear elevation, electric fire place with feature surround, double glazed window to rear elevation and ceiling light point.

Kitchen

12' 4" x 11' 7" max (3.76m x 3.53m max)

Fitted kitchen with wooden wall and base units, roll top work surfaces, splash back, one and a half bowl sink and drainer, space for cooker and cooker hood, space for fridge freezer, plumbing for washing machine, central heating radiator, ceiling light point, double glazed window front elevation, double glazed door to front elevation and door to the utility.

Utility Room

Double glazed door to rear elevation, wooden wall and base units, roll top work surfaces over, space for tumble dryer, central heating boiler and ceiling light point.

Landing

Double glazed window to front elevation with stunning views, loft access, ceiling light point and doors to the following.



Bedroom One

11' 5" x 11' 4" (3.48m x 3.45m)

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

Bedroom Two

9' 11" x 9' 9" max (3.02m x 2.97m max)

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

Bedroom Three

9' 11" x 6' 11" (3.02m x 2.11m)

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

Bathroom

Modern white suite briefly comprising of shower with glass doors, wash hand basin, WC, ladder wall radiator, full tiled, ceiling light point and double glazed window to front elevation.

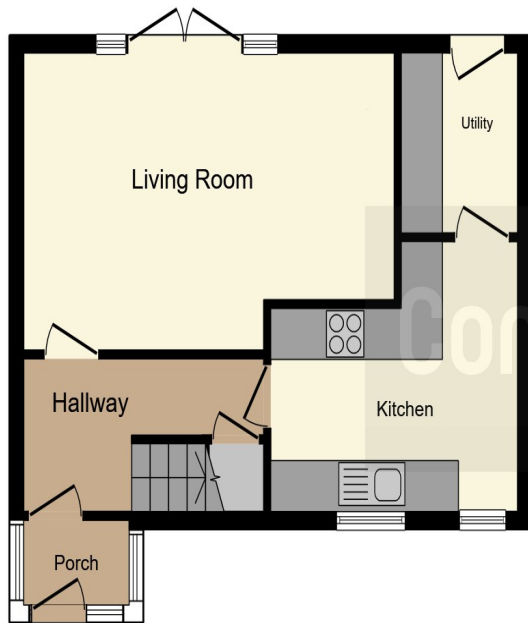
Garden

Gate to brick paved area that leads to front door and garage, lawn to the side, mature shrubs and walls to the borders with side access.

Garage

Electric roll doors, power and lights, double glazed window to side and double glazed door to side elevation.





Ground Floor



First Floor

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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Tenure: Freehold

EPC Rating: C

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