

for sale

£340,000



Yarlington Mill Belmont Hereford HR2 7UB

An immaculately presented, three bedroom detached property being sold with no onward chain. Offering ideal family accommodation with three reception rooms and a great size landscaped garden. Further benefiting from garage and driveway parking.

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Entrance Porch

Spotlights, double glazed window to front and further door into.

Entrance Hall

Central heating radiator, spotlights, stairs to first floor and door to lounge.

Lounge

11' 6" x 15' (3.51m x 4.57m)

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

Kitchen

10' 2" x 14' 10" (3.10m x 4.52m)

Newly fitted modern kitchen with soft closing base units, worktops, one bowl sink with Quooker tap, and integrated appliances to include: Hotpoint dual grill and microwave, oven, induction hob, cooker hood, dishwasher, fridge freezer and pull out pantry rack. With double glazed window to side elevation, spotlights to ceiling, and under floor heating.

Dining Room

10' 8" x 10' 2" (3.25m x 3.10m)

Double glazed windows surrounding, double doors to patio, ceiling light point and fan, spotlights to ceiling and electric under floor heating.

Study

8' 4" x 8' 1" (2.54m x 2.46m)

Double glazed window to front, spotlights, central heating radiator and fitted desk worktop.

Utility Room

7' 6" x 8' 3" max (2.29m x 2.51m max)

Wall and base units, worktops, plumbing for washing machine, low level WC, wash hand basin with vanity, towel rail, double glaze obscure window to side elevation and spotlights.



Landing

Ceiling light point, double glazed window to side elevation, airing cupboard and doors to the following.

Bedroom One

8' 3" x 12' 9" (2.51m x 3.89m)

Double glazed window to front elevation, two ceiling light points, spotlights to ceiling, central heating radiator and built in wardrobes with sliding doors.

Bedroom Two

8' 2" x 9' 3" (2.49m x 2.82m)

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

Bedroom Three

6' 6" x 8' 5" (1.98m x 2.57m)

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

Shower Room

Modern white shower suite with low level WC, wash hand basin with vanity, corner shower with glass sliding doors, part tiling floor and walls, spotlights, double glazed obscure window to rear elevation, extractor fan and central heating radiator.

Garden

Wrap around garden, lawn to front and rear, hedges to boarders and fencing, large patio entertainment area, garden shed, outdoor power, side gate to drive.

Garage

18' 3" x 13' 1" (5.56m x 3.99m)

Electric roller door, power and lighting, outdoor lights, overhead storage and further door to rear.





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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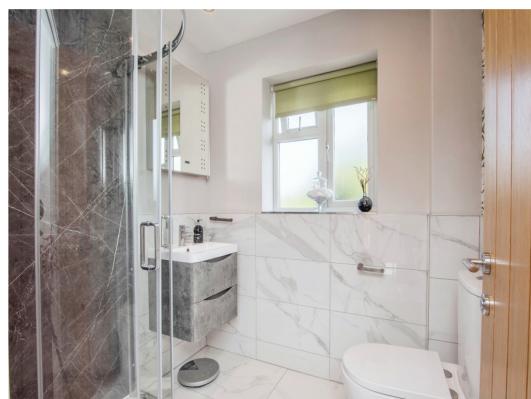
23 King Street
 HEREFORD HR4 9BX

Property Ref: HER314886 - 0003

Tenure: Freehold

EPC Rating: D

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