

for sale

offers over **£225,000**



## Railway Terrace Stretton Sugwas HEREFORD HR4 7AB

Located 4 miles West of Hereford City Centre, a three bedroom mid-terrace property enjoying an elevated position with open countryside views, garage and off road parking.

# Railway Terrace Stretton Sugwas HEREFORD HR4 7AB

## Approach

Approached by the front, a UPVC door leading into the kitchen.

## Kitchen

11' 8" x 8' 8" ( 3.56m x 2.64m )

Wall and base units with worktops over, one bowl sink with mixer tap, tiling to walls, integrated oven, grill, hob and cooker hood, plumbing for washing machine and dish washer, space for under counter fridge and freezer, ceiling light point, towel rail, and double glazed window to front.

## Dining Room

12' 8" x 10' 8" ( 3.86m x 3.25m )

Ceiling light point, central heating radiator, stairs to first floor and opening to lounge.

## Lounge

11' 8" x 10' 2" ( 3.56m x 3.10m )

Double glazed patio doors with views across the rear elevation, ceiling light point, central heating radiator and fireplace with gas connection.

## Landing

Ceiling light point and doors to the following:



## Bedroom One

11' 4" x 8' 9" ( 3.45m x 2.67m )

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

## Bedroom Two

9' 2" x 7' 3" ( 2.79m x 2.21m )

Ceiling light point, central heating radiator and double glazed window to front elevation.

## Bedroom Three

9' 3" x 4' 9" ( 2.82m x 1.45m )

Ceiling light point and double glazed window to front elevation.

## Bathroom

Modern white suite briefly comprising of p shaped bath with shower over, splash back panels, wash hand basin with vanity, low level WC, spotlights, extractor fan and towel rail.

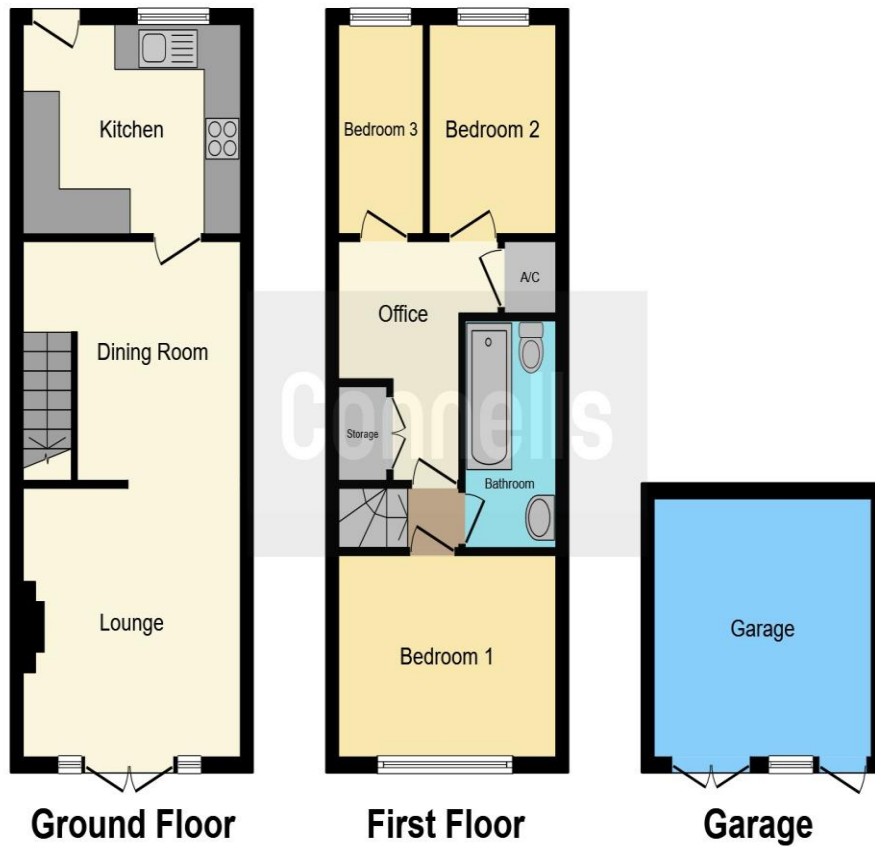
## Garden

A private rear garden featuring a slab paved patio area while the remainder is laid to lawn, enclosed by hedging and fencing and with open views across the countryside.

## Garage

Located at the front of the property, with power and lighting.





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: HER314661 - 0006

**Tenure:** Freehold

**EPC Rating:** D

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