

for sale

offers in the region of **£340,000**



Highmore Street Hereford HR4 9PQ

This exceptionally spacious home offers ideal family living or HMO potential with possibilities for separate annex. Located in the highly sought after Westfields residential area, just two miles from the City Centre. Viewing is highly recommended.

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Approach

Dropped kerb giving access to the gated tarmac drive.

Lounge/Diner

24' 3" x 12' 4" max (7.39m x 3.76m max)

Double glazed windows to front and side elevation, stairs to first floor landing, two central heating radiators, two ceiling light points, three wall light points and door to kitchen.

Kitchen

12' 2" x 14' 3" (3.71m x 4.34m)

Soft close wall and base units, roll top work surfaces, one and a half bowl sink and drainer, splash back panels, space for Rangemaster cooker, fitted cooker hood over, plumbing for dishwasher, space for fridge freezer, integrated microwave, spotlights to ceiling, central heating radiator, double glazed windows to side and door to driveway.

Cloakroom

Low level WC, hand wash basin and ceiling light point.

Utility Room

13' 3" x 6' (4.04m x 1.83m)

Wall and base units, roll top work surfaces, one bowl sink and drainer, splashback, plumbing for washing machine, central heating radiator, ceiling light point, door to garden, door to annex/reception room.

Lounge

12' 7" x 12' 5" (3.84m x 3.78m)

Double glazed sliding door to rear patio, two double glazed windows to side, four wall light points, one ceiling light point, central heating radiator and door to bedroom.

Bedroom One

14' 3" x 9' 7" (4.34m x 2.92m)

Located on the ground floor with double glazed window to front, ceiling light point, central heating radiator and door to en suite.

En Suite

Wet room style shower room, low level WC, hand wash basin, towel rail, shower with glass surround, splashback panels, spotlights and extractor fan.



Landing

Central heating radiator and two wall light points.

Bedroom Two

11' max x 7' 2" max (3.35m max x 2.18m max)

Velux window to rear elevation, two ceiling light points, central heating radiator and under eave storage. Restricted head height in this room.

Dressing Room

16' 3" x 4' 10" max (4.95m x 1.47m max)

Central heating radiator, ceiling light point, double glazed window to front elevation and door to bedroom two. Restricted head height in this room.

Bedroom Three

9' 11" x 12' 9" max (3.02m x 3.89m max)

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

Bedroom Four

9' 1" x 10' 11" (2.77m x 3.33m)

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

Bedroom Five

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

Shower Room

Modern white suite briefly comprising: walk in shower cubicle with sliding glass doors, low level WC, hand wash basin, towel rail, double glazed obscure window to rear elevation, spotlights and storage cupboard.

Garden

A great size garden offering ideal entertainment space and a large lawn. A spacious slab paved patio area leads to raised decking with fitted pergola and secure storage/bike store, then leading to a large lawn with fencing to borders. Additional space at the rear of the garden has raised garden beds and a large outbuilding.

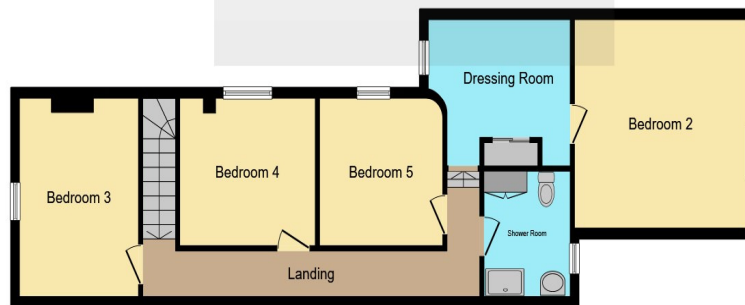
Outbuilding

Two purpose built outbuildings connected by an internal door and used for storage/workshop space.





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: D

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