

for sale

£215,000



## Newtown Road Hereford HR4 9LL

This spacious property is ideally situated less than one mile from the City Centre & Old Market Shopping Centre, 0.5 miles from Hereford Train Station and 0.8 miles from Hereford County Hospital. Additionally, there are local shops, supermarkets, public houses and restaurants nearby. Hereford Sixth Form College and Arts College are also close by, alongside Primary and Secondary Schools.



# Newtown Road Hereford HR4 9LL

## Entrance Porch

Ceiling light point, central heating radiator and door to hall.

## Entrance Hall

Ceiling light point, central heating radiator, stairs to first floor landing and doors to the following.

## Cloakroom

Low level WC, wash hand basin, central heating radiator, extractor fan and spotlights to ceiling.

## Lounge/Diner

13' 10" x 12' 6" ( 4.22m x 3.81m )

Two ceiling light points, central heating radiator, double glazed window to rear, double door to garden and storage cupboard.

## Kitchen

7' 7" x 9' 4" ( 2.31m x 2.84m )

Base units with roll top work surfaces over, one bowl sink and drainer, space for fridge freezer, plumbing for washing machine, integrated oven, gas hob, cooker hood and microwave, double glazed window to front and spotlights to ceiling.

## First Floor Landing

Ceiling light point, central heating radiator and stairs to second floor.

## Bedroom Three

9' 5" x 12' 4" ( 2.87m x 3.76m )

Two double glazed windows to front elevation, ceiling light point and central heating radiator.

## Bedroom Four

12' 5" x 7' 4" ( 3.78m x 2.24m )

Two double glazed windows to rear elevation, ceiling light point and central heating radiator.



## Bathroom

Bath with shower over, low level WC, wash hand basin, towel radiator, spotlights, extractor fan and part tiling to walls.

## Second Floor Landing

Doors to the following and loft access.

## Bedroom One

10' 8" x 12' 3" ( 3.25m x 3.73m )

Double glazed window to rear elevation, ceiling light point, central heating radiator and door to en suite. \*Restricted head height\*



## En Suite

Walk in shower cubicle, wash hand basin, low level WC, towel radiator, spotlights to ceiling and extractor fan.

## Bedroom Two

9' 5" x 12' 4" ( 2.87m x 3.76m )

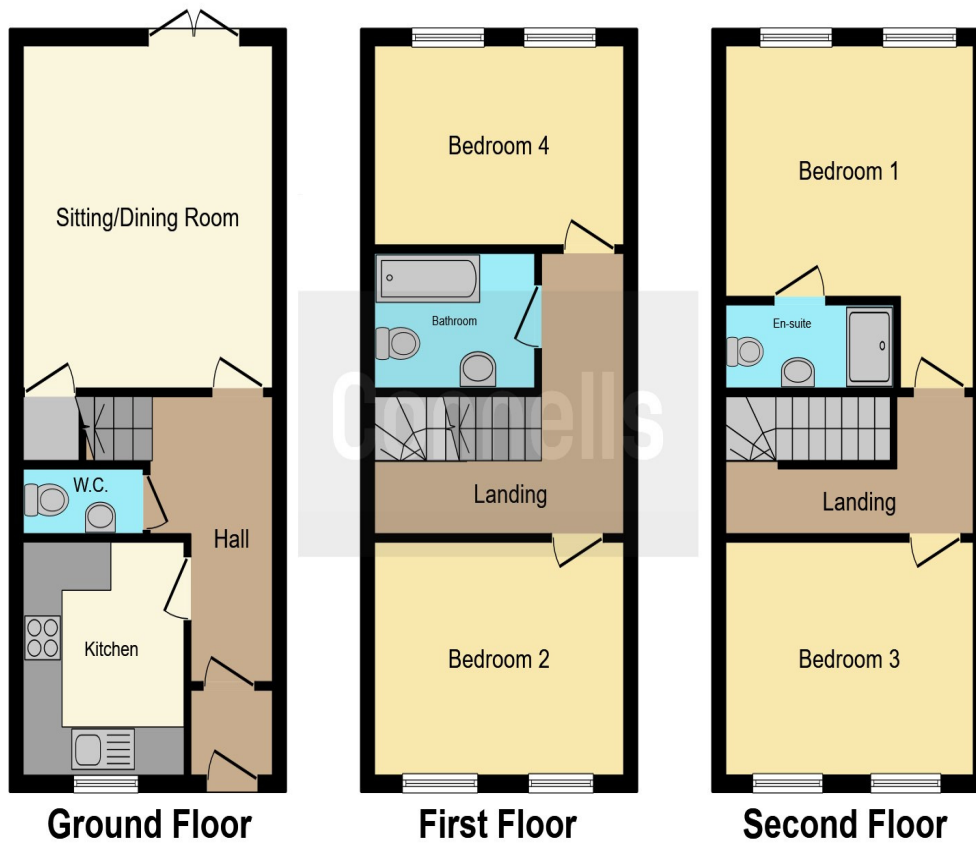
Two double glazed windows to front elevation, ceiling light point and central heating radiator. \*Restricted head height\*

## Garden

An enclosed and low maintenance rear garden comprising a low level patio/decking with fencing to the borders and access to parking via rear gate.







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](http://www.focalagent.com)

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23 King Street  
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Property Ref: HER314980 - 0005

**Tenure:** Freehold

**EPC Rating:** B

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