

for sale

£250,000



## Withies Close Withington Hereford HR1 3PS

This wonderful three bedroom semi-detached family home is located in the north-east Herefordshire village of Withington. The village, together with the neighbouring village of Withington, is well served by a host of amenities. The property also enjoys easy road access to the A4103 Hereford-Worcester Road also giving access to the Withington Business Park with its number of businesses. The home itself has been finished to a high standard throughout and offers plenty of downstairs living space. Briefly comprising: off road parking, garage, entrance hall, downstairs W.C, lounge, kitchen, conservatory, first floor landing, three bedrooms, modern bathroom and a good size garden to the rear.

# Withies Close Withington Hereford HR1 3PS

## Approach

A drop curb giving access to the pebble stone driveway with fencing to the boarders. A up and over door giving access to the garage and door to the front giving access to:

## Entrance Hall

Double glazed door to front, storage cupboard, under stairs storage, central heating radiator, ceiling light point, stairs to first floor and doors leading to:

## Cloakroom

Double glazed obscure window to front elevation, part tiling to walls, low level WC, wash hand basin, plumbing for washing machine and ceiling light point.

## Lounge

21' 5" x 11' 1" Max ( 6.53m x 3.38m Max )

Double glazed window to front elevation, two central heating radiators, electric fireplace, two ceiling light point and door leading to:

## Kitchen

9' 10" x 7' 3" ( 3.00m x 2.21m )

Fitted kitchen with wooden wall and base units, roll top work surfaces over, space for cooker, cooker hood over, space for fridge freezer, part tiling to walls, double glazed window to rear elevation, ceiling light point and door leading to the conservatory.

## Conservatory

19' 11" x 7' 11" ( 6.07m x 2.41m )

Two double glazed patio doors to the rear giving access to the rear garden, double glazing windows to rear and side elevations, electric fire and two wall lights.

## Landing

Loft access, airing cupboard which houses the central heating boiler, ceiling light point and doors to the following.

## Bedroom One

11' 5" x 10' 9" Max ( 3.48m x 3.28m Max )

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



## Bedroom Two

11' 4" Max x 10' 5" ( 3.45m Max x 3.17m )

Double glazed window to front elevation, fitted wardrobes with glass front, central heating radiator and ceiling light point.

## Bedroom Three

9' 9" x 7' 3" ( 2.97m x 2.21m )

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

## Bathroom

Modern white suite briefly comprising: bath with mixer taps and shower over, wash hand basin, fully tiled to walls, extractor fan, central heating radiator, ceiling light point and double glazed obscure window to rear elevation.

## Lean To

Door to front, ceiling light point and door to garage.

## Garage

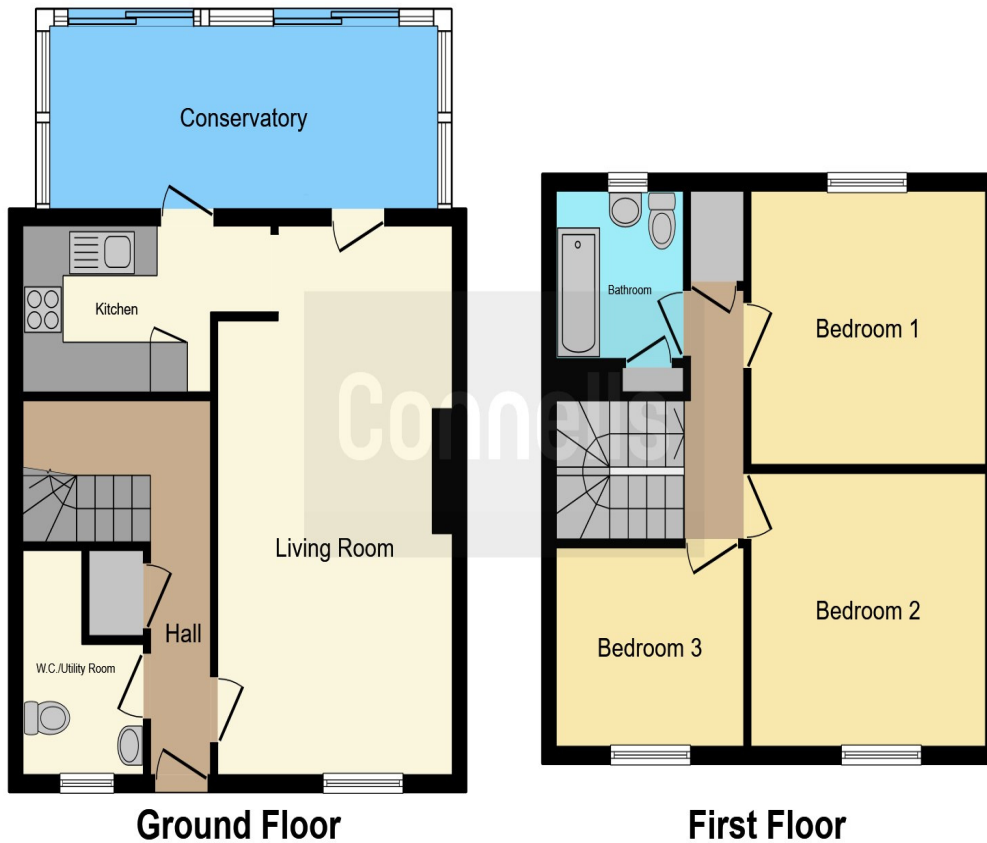
18' 1" x 7' 10" Max ( 5.51m x 2.39m Max )

Up and over doors to the front and power and lights.

## Rear Garden

A beautiful garden with a patio area perfect for entertaining guest which leads to the lawn. To the end of the garden there is another area great for entertaining with fencing to the borders. To the side of the garden you have an inside area perfect for eating and a door opening up creating a beautiful space for outside eating with a door leading to the lean to which gives access back to the front of the home.





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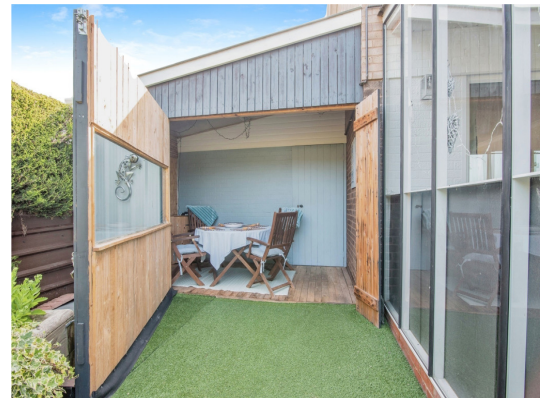
23 King Street  
 HEREFORD HR4 9BX

Property Ref: HER314992 - 0005

**Tenure:** Freehold

**EPC Rating:** D

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