

for sale

offers in the region of **£240,000**



## Churchway Cottages Holmer Hereford HR1 1LL

This charming two bedroom mid-terrace cottage boasts a high standard of finish, creating a warm and inviting atmosphere. The tastefully designed interior features a modern kitchen/dining room and upstairs bathroom. With off road parking this cottage seamlessly combines convenience with a touch of elegance making it an ideal home for those seeking both comfort and practicality. Briefly comprising: off road parking, entrance porch, lounge, kitchen/dining room, first floor landing, two bedrooms, modern bathroom and a great size garden to the rear.



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## Approach

A drop curb giving access to the tarmac drive which leads to the front door.

## Entrance Porch

Double glazed door to front, double glazed window to side elevation, wall light point and door leading to:

## Lounge

14' 5" Max x 10' 11" ( 4.39m Max x 3.33m )

Double glazed door to front, double glazed window to front elevation, central heating radiator, stairs to the first floor landing, ceiling light point and door leading to the kitchen/dining room.

## Kitchen/Dining Room

14' 5" Max x 10' 11" ( 4.39m Max x 3.33m )

A fitted kitchen with soft closing wall and base units with roll top work surfaces over, one and a half bowl sink and drainer with splash back tiling to walls, space for Range cooker with cooker hood over, plumbing for washing machine, space for fridge freezer, storage cupboard which houses the central heating boiler, central heating radiator, fitted Island with soft closing wall and base units with Marble work surfaces over giving space for a breakfast bar with Pendant lights above, double glazed window to rear elevation, double glazed French doors to the rear giving access to the rear garden and ceiling light point.

## First Floor Landing

Loft access, ceiling light point and doors leading to:





## Bedroom One

11' 1" x 11' 4" Max ( 3.38m x 3.45m Max )

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

## Bedroom Two

10' 10" x 7' 9" Max ( 3.30m x 2.36m Max )

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

## Bathroom

A modern white suite briefly comprising: bath with mixer taps and shower over, wash hand basin, low level W.C, part tiling to walls, ladder effect wall mounted radiator, ceiling light point and double glazed obscure window to rear elevation.

## Rear Garden

A slab paved patio area which leads to the lawn perfect for growing families to enjoy and fencing to the borders. To the side is a side gate which leads to the shared entry which gives access back to the front of the home.





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Property Ref: HER315045 - 0002

**Tenure:** Freehold

**EPC Rating:** Awaited

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