

for sale

offers in the region of **£150,000**



Cranstone Breinton Hereford HR4 7PL

This wonderful one bedroom upper floor apartment has been finished to a high standard throughout. This beautiful home has allocated parking and also has the luxury of a garden space which also has a summer house. Looking out over beautiful views this one bedroom apartment briefly comprising: allocated parking, entrance porch, stairs leading to the landing, lounge, kitchen, one bedroom and shower room.

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Approach

There is allocated parking and to the front you have a gate giving access to the little courtyard with the door to the front giving access to:

Entrance Porch

Double glazed door to front and rear which leads to the:

Entrance Hall

Double glazed door to front, ceiling light point, stairs leading to the first floor landing, double glazed window to side elevation and arch to lounge.

Lounge

16' 8" into bay x 11' 4" (5.08m into bay x 3.45m)

Double glazed bay window to rear elevation which looks out over far reaching views, central heating radiator, spotlights to ceiling.

Kitchen

11' 10" x 6' 7" (3.61m x 2.01m)

Fitted kitchen with wall and base units with roll top work surfaces over one bowl sink and drainer with splash back tiling to walls, integrated electric oven and hob with cooker hood over, plumbing for washing machine, dishwasher and space for fridge freezer, ceiling light point and double glazed window to front elevation.



Landing

Large storage cupboard and walk in wardrobe, ceiling light point, central heating boiler, airing cupboard, loft access, doors to the following.

Bedroom

14' 1" x 8' 9" (4.29m x 2.67m)

Double glazed window to rear elevation with stunning views, central heating radiator and spotlights to ceiling.

Bathroom

Modern white suite briefly comprising: shower unit, wash hand basin, low level WC, part tiling to walls, central heating radiator, ceiling light point, extractor fan and double glazed obscure window to front elevation.

Garden

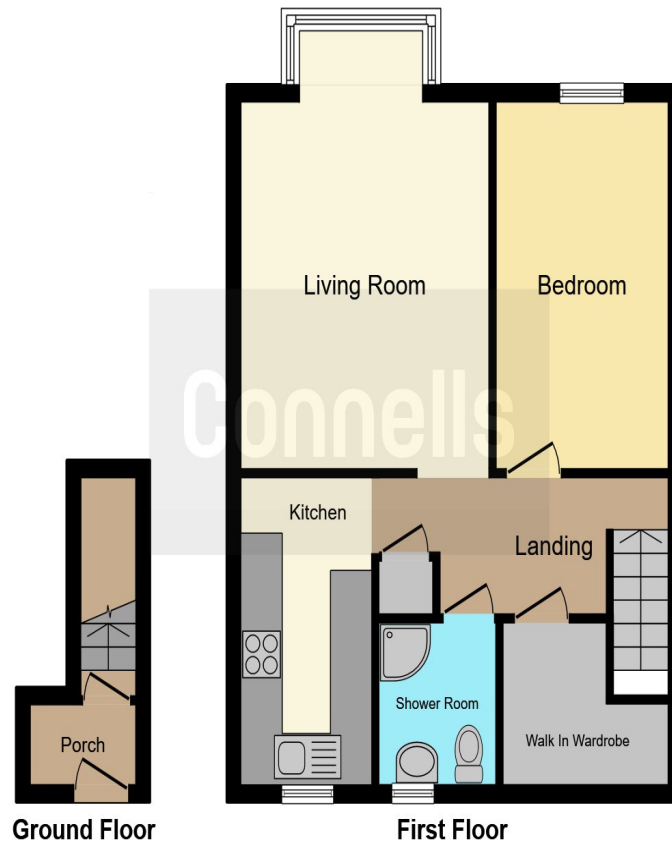
This wonderful garden has a tarmac area to the side which is perfect for entertaining with fencing to borders and lawn to the side with a summer house perfect to use as storage and entertaining.

Summer House

12' 4" x 9' (3.76m x 2.74m)

Single glazed French doors to front, windows to front and side elevations.





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: HER315037 - 0008

Tenure: Leasehold

EPC Rating: E

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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