

for sale

offers in the region of **£179,950**



College Green Hereford HR1 1HP

A two bedroom mid-terrace home located in a popular location to the North of central Hereford. In the locality there are a range of amenities including a shop. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations. Being sold with NO ONWARD CHAIN the property briefly comprises: off road parking, entrance hall, lounge, kitchen, downstairs W.C, conservatory, first floor landing, two bedrooms, upstairs bathroom and a good size garden to the rear.

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Approach

A drop curb giving access to the driveway with is accessible via gates. To the side of the home there is a ramp leading down to the front door. Door to the from giving access to:

Entrance Hall

Double glazed door to front elevation, ceiling light point, stairs and doors to the following.

Cloakroom

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

Hall

Door to conservatory, ceiling light point and door to cloakroom.

Lounge

17' 11" max x 13' 9" max (5.46m max x 4.19m max)

Double glazed window to front elevation, electric wall fire, central heating radiator, under stairs storage and ceiling light point.

Kitchen

10' 6" x 8' 6" (3.20m x 2.59m)

Fitted wooden wall and base units, roll top work surfaces, one bowl sink and drainer, splash back, space for cooker, space for fridge freezer, plumbing for washing machine, central heating radiator, double glazed window to rear and ceiling light point.

Conservatory

Window to side elevation with patio door to the rear giving access to the rear garden.



Bedroom One

13' 9" max x 10' (4.19m max x 3.05m)

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

Bedroom Two

10' 6" x 8' 5" (3.20m x 2.57m)

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

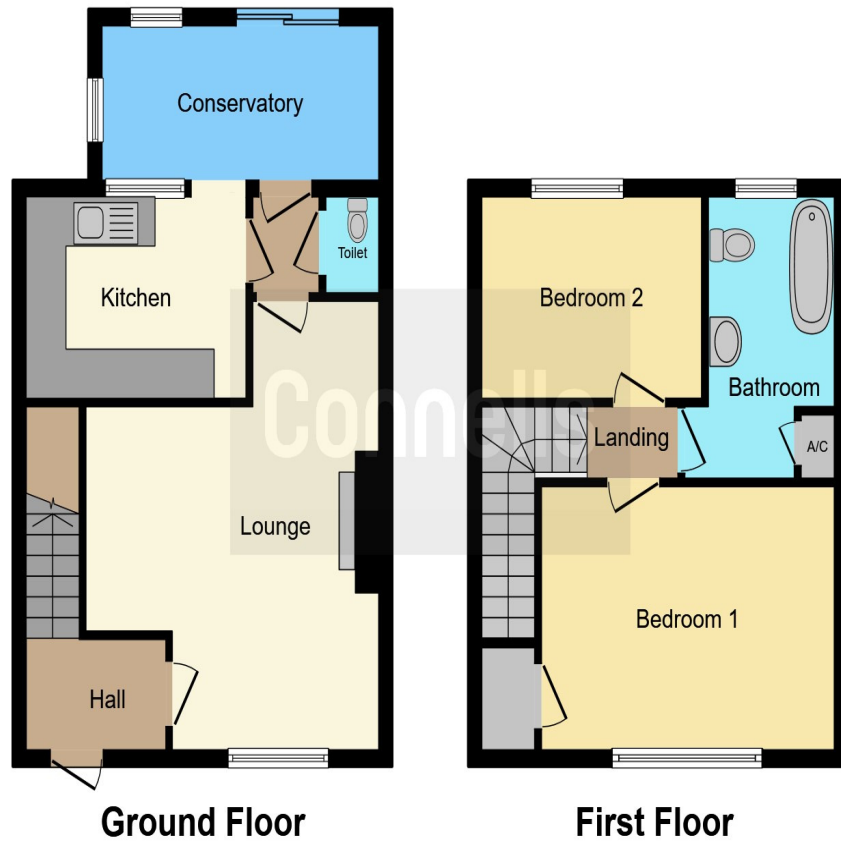
Bathroom

Bath with mixer taps, shower overhead, wash hand basin, WC, part tiling, airing cupboard, central heating radiator, ceiling light point and double glazed window to rear elevation.

Rear Garden

A slab paved area perfect for entertaining with steps leading down to the lawn with mature shrubs and walls to the borders.





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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Property Ref: HER315034 - 0004

Tenure: Freehold

EPC Rating: Awaited

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