

for sale

offers in the region of **£240,000**



Hinton Avenue Hereford HR2 6AN

This stunning three bedroom semi-detached family home is located in a peaceful and well established residential location. The property offers a low maintenance rear garden and is positioned close to Hereford City centre which is within easy reach and there is also a range of amenities nearby including primary and secondary schools, church, public house, mini supermarket, riverside walks and daily bus services. Being sold with NO ONWARD CHIAN this wonderful home briefly comprises: off road parking, entrance hall, lounge, dining room, first floor landing, three bedrooms upstairs bathroom and a garden to the rear.

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Approach

A drop curb giving access to the large drive which leads down the side of the home. There is a lovely lawn area to the front and a side gate which gives access to the rear garden.

Entrance Hall

Double glazed door to front elevation, central heating radiator, spotlights to ceiling, stairs to first floor and doors to the following.

Lounge

13' 9" max x 13' 10" max (4.19m max x 4.22m max)

Double glazed window to front elevation, central heating radiator, ceiling light point and coving, under stairs storage and door to the kitchen.

Kitchen

16' 9" x 8' (5.11m x 2.44m)

Fitted kitchen with wooden wall and base units, roll top work surfaces, one bowl sink and drainer, splash back to walls, integrated electric oven, gas hob, cooker hood over, plumbing for washing machine and dish washer, space for fridge freezer, under stairs storage, central heating radiator, two ceiling light point, double glazed window to rear elevation and double glazed door to garden.

Landing

Double glazed window to side elevation, loft access, spotlights to ceiling and doors to the following.



Bedroom One

16' 10" max x 10' 9" (5.13m max x 3.28m)

Two double glazed window to front elevation, storage cupboard, central heating radiator and ceiling light point.

Bedroom Two

11' 7" x 8' 4" (3.53m x 2.54m)

Double glazed window to rear elevation, central heating radiator, storage cupboard housing the central heating boiler and spotlights to ceiling.

Bedroom Three

8' 9" max x 8' (2.67m max x 2.44m)

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

Bathroom

Modern white suite briefly comprising of bath with mixer taps, shower, wash hand basin, WC, panels to walls, ladder style radiator, ceiling light point and double glazed obscure window to side elevation.

Rear Garden

A patio area perfect for entertaining which leads to the good size lawn which has fencing to the borders. Side access which leads back to the front of the home with hedges to the borders.





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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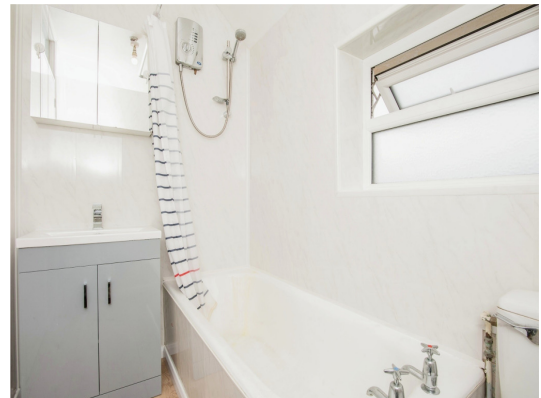
23 King Street
 HEREFORD HR4 9BX

Property Ref: HER315050 - 0004

Tenure: Freehold

EPC Rating: F

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