

for sale

£225,000



Hinton Avenue Hereford HR2 6AN

Situated in a well established neighbourhood just a short walk from Hereford City Centre. There is also a range of amenities nearby including primary and secondary schools, church, public house, mini supermarket and daily bus services. You can also enjoy riverside walks nearby.

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Approach

Dropped kerb giving access to the drive.

Entrance Hall

Ceiling light point, central heating radiator, stairs to first floor landing and door to lounge.

Lounge

13' 10" max x 13' 3" (4.22m max x 4.04m)

Double glazed window to front, log burner fire with exposed brick feature surround, ceiling light point, central heating radiator, under stairs cupboard and door giving access to kitchen/diner.

Kitchen

16' 10" x 7' 5" (5.13m x 2.26m)

Matching wall and base units with roll top work surfaces, one bowl sink and drainer with mixer tap and splashback tiling, integrated oven, grill and gas hob with cooker hood over, space for fridge freezer and plumbing for washing machine, double glazed window to rear elevation, spotlights to ceiling and central heating radiator.

Dining Room

8' x 7' 6" (2.44m x 2.29m)

Spotlights to ceiling, tiled floor and double doors to the rear patio.

Landing

Spotlights to ceiling, loft hatch and double glazed obscure window to side elevation.



Bedroom One

13' 9" max x 10' 2" max (4.19m max x 3.10m max)

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

Bedroom Two

11' 9" x 8' 6" (3.58m x 2.59m)

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

Bedroom Three

8' x 6' 9" (2.44m x 2.06m)

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

Bathroom

Modern white suite briefly comprising; wash hand basin with vanity, Jacuzzi bath with mixer taps and shower over, low level WC, tiled floor and splashbacks, towel rail, double glazed obscure window to side elevation and spotlights to ceiling.

Rear Garden

A low maintenance rear garden with lawn and patio, enclosed by fencing. There is a right of access on this property.





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: HER315015 - 0002

Tenure: Freehold

EPC Rating: D

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