

for sale

£425,000



Tower Road Hereford HR4 0LF

This wonderful Victoria era semi-detached family home is located towards the end of Tower Road within the highly desirable Broomy Hill area of the city. The property offers the opportunity for the buyer to update and modernise whilst currently retaining a number of period features throughout.

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Approach

To the front of the property is a lawn garden with flower bed border. A pathway leads to the side of the property giving access into the home and continues to gated access to the rear garden.

Entrance Hall

Door to side and window to side elevation, central heating radiator, stairs to the first floor landing, ceiling light point and doors to the following.

Lounge

16' 4" into bay x 13' 5" max (4.98m into bay x 4.09m max)
Double glazed bay window to front elevation, feature fireplace, central heating radiator, ceiling light point and rose to ceiling.

Dining Room

13' 3" x 12' 5" (4.04m x 3.78m)
Double glazed window to rear elevation, central heating radiator, log burner with forest Deane stone surround, ceiling light point and door to following.

Kitchen

10' 5" max x 8' 7" (3.17m max x 2.62m)
Fitted kitchen with wooden wall and base units with roll top work surfaces over, one bowl sink and drainer with splash back tiling to walls, space for cooker and fridge freezer, ceiling light point, double glazed window to side elevation and steps leading to utility room.

Utility Room

11' 5" max x 8' 2" (3.48m max x 2.49m)
Double glazed patio door to rear giving access to the rear garden, plumbing for washing machine with roll top work surfaces over, central heating radiator and ceiling light point.

Cloakroom

Low level WC, central heating radiator, ceiling light point and double glazed obscure window to side elevation.

First Floor Landing

Double glazed window to side elevation, central heating radiator, ceiling light point and stairs to second floor landing.



Bedroom One

14' 1" x 13' 5" max (4.29m x 4.09m max)

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

Bedroom Two

12' 1" max x 10' 6" (3.68m max x 3.20m)

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

Bathroom

Bath with mixer taps and separate shower cubical, wash hand basin, low level WC, part tiling to walls, central heating radiator, ceiling light point and double glazed obscure window to side elevation.

Second Floor Landing

Ceiling light point and doors to second floor bedrooms.

Bedroom Three

14' 1" x 13' 3" max (4.29m x 4.04m max)

Double glazed window to front elevation, central heating radiator, ceiling light point and restricted head height.

Bedroom Four

12' 5" x 13' 5" max (3.78m x 4.09m max)

Double glazed window to rear elevation, central heating radiator, ceiling light point, loft access and restricted head height.

Cellar

Power and lighting perfect area for storage.

Rear Garden

A great size rear garden which is mainly laid to lawn with mature shrubs and fencing to the boarders. There is also a timber shed at the rear which is perfect for storage.

Agent Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.





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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T 01432 267 511
E hereford@connells.co.uk

23 King Street
 HEREFORD HR4 9BX

Property Ref: HER315131 - 0003

Tenure: Freehold

EPC Rating: D

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