

for sale

£260,000



Barrs Court Road Hereford HR1 1EQ

A spacious two-bedroom period property offering original character features with modern decor. Located within walking distance from the City Centre, train station and county hospital. Further benefits include two car driveway and private garden with side access and rear/garden access.

Barrs Court Road Hereford HR1 1EQ

Entrance Porch

With ceiling light point and a further door giving access to:

Entrance Hall

Ceiling light point, central heating radiator, stairs to first floor landing and doors to:

Lounge

12' 3" Max x 14' Into Bay (3.73m Max x 4.27m Into Bay)

Double glazed bay window to front, ceiling light point, central heating radiator and original feature fireplace.

Dining Room

12' 4" x 11' 3" (3.76m x 3.43m)

With original flooring throughout, log burner fireplace, ceiling light point, central heating radiator, double glazed window to rear, access into the kitchen and a door leading down to the cellar.

Kitchen

11' 6" x 8' 2" (3.51m x 2.49m)

Matching wall and base units, roll top work surfaces, one and a half bowl sink and drainer with splash back tiling, plumbing for washing machine, space for free standing fridge/freezer and integrated appliances to include dishwasher, oven, gas hob and cooker hood over. With under floor heating throughout, ceiling light point, a double glazed window to side and double doors giving access to the rear garden.



Landing

Velux double glazed skylight, ceiling light point and doors leading to:

Bedroom One

15' 10" Max x 11' 11" (4.83m Max x 3.63m)

Two double glazed windows to front, two radiators, ceiling light point, storage cupboard and original feature fireplace.

Bedroom Two

9' 8" Max x 12' 5" (2.95m Max x 3.78m)

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

Bathroom

A spacious bathroom with modern white suite briefly comprising; low level w/c, wash hand basin, walk in shower cubicle with splash back tiling and glass surround, a free standing roll top bath tub, wall mounted towel rail, ceiling spotlights, extractor fan and double glazed obscured window to rear elevation.

Rear Garden

A low maintenance and private rear garden with a spacious patio area leading to lawn and bordered by hedges and fencing. Benefiting from a side gate that gives access to the front of the property and a further gate at the rear.





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

To view this property please contact Connells on

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

23 King Street
 HEREFORD HR4 9BX

Property Ref: HER314624 - 0005

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/HER314624



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk