

for sale

£265,000



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 form 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

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Property Ref: HER314624 - 0007

Tenure: Freehold

EPC Rating: D

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