

for sale

£220,000



Laburnum Grove Hereford HR2 6AG

This beautiful two-bedroom semi-detached home has a newly fitted kitchen and bathroom with work still been carried out. This lovely home is being sold with NO ONWARD CHAIN and is located to the south of Hereford City centre. There are 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. Briefly comprising: off road parking, entrance porch, lounge, kitchen/ dining room, garage conversion, first floor landing, two bedrooms, upstairs bathroom, and a good size garden to the rear.

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Approach

A drop curb giving access to the tarmac drive which leads to the front door with a good size lawn area to the side. To the borders you have fencing and mature shrubs and the door to the front gives access to the entrance porch.

Entrance Hall

Double glazed door to front elevation, window to side elevation, wall light and door to the lounge.

Lounge

16' 10" max x 13' 9" max (5.13m max x 4.19m max)

Double glazed window to front elevation, central heating radiator, electric fire place, solid oak flooring, under stairs storage, three wall lights, ceiling light point, stairs leading to the first floor landing and doors to the following.

Kitchen

16' 10" x 8' 6" (5.13m x 2.59m)

Fitted kitchen with soft close wall and base units with work surfaces over, one and a half bowl sink and drainer and splash backs to walls, integrated electric oven and gas hob, space for washing machine, space for fridge freezer, central heating boiler, double glazed window to rear elevation, two ceiling light points, spotlights and door to garage conversion and inner hall.

Inner Hall

Windows to side and rear elevations, ceiling light point, door to rear garden.

Reception Room

18' 11" x 8' 7" (5.77m x 2.62m)

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



Landing

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

Bedroom One

16' 11" max x 10' 10" max (5.16m max x 3.30m max)

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

Bedroom Two

11' 10" x 8' 8" Max (3.61m x 2.64m Max)

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

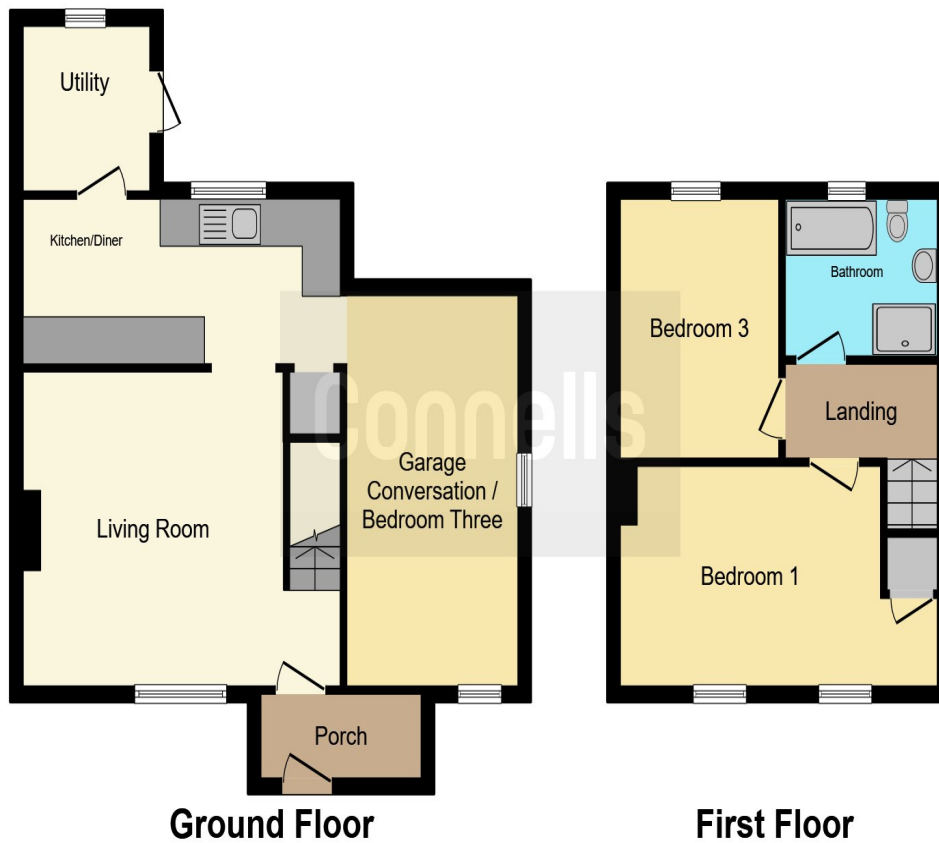
Bathroom

A modern white suite briefly comprising: Bath with mixer taps, shower cubical with glass door, low level W.C, wash hand basin, part tiling to walls, double glazed obscure window to rear elevation, spotlights to ceiling and ladder style radiator.

Entrance Porch

Double glazed door to front, window to side elevation, wall light and door leading to the inner hall.





Ground Floor

First Floor

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: HER315218 - 0004

Tenure: Freehold

EPC Rating: Awaited

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