

for sale

£210,000



## Crossfields Hereford HR4 0HR

This two bedroom semi-detached family home is being sold with NO ONWARD CHAIN. Located to the north west of Hereford City in the popular residential location of Whitecross. In the area are a range of amenities including shop, Chinese takeaway and public house and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations. This lovely home briefly comprising: on street parking, entrance porch, entrance hall, lounge, kitchen, inner hall, utility room, first floor landing, two bedrooms, bathroom and a good size garden to the rear.

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## Approach

On street parking with a pathway leading to the front door with a lawn area to the front and mature shrubs to the borders. The door to the front gives access to:

## Entrance Porch

Double glazed door to front, double glazed window to side elevation, ceiling light point and door to entrance hall.

## Entrance Hall

Door to front, stairs to the first floor landing, spotlights to ceiling and doors to the following.

## Lounge

16' 4" x 10' 10" max ( 4.98m x 3.30m max )

Double glazed windows to front and rear elevation, central heating radiator, fireplace with a wooden surround and spotlights to ceiling.

## Kitchen

16' 4" max x 10' 5" max ( 4.98m max x 3.17m max )

Fitted kitchen with wooden wall and base units with roll top work surfaces over and breakfast bar, one and a half bowl sink and drainer with splash back tiling to walls, integrated double oven, electric hob with cooker hood over, plumbing for dishwasher, space for fridge freezer, tiled flooring, under stairs storage, double glazed windows to front, side and rear elevations, door to inner hall, central heating radiator and spotlights to ceiling.

## Inner Hall

Double glazed window to rear, door to utility and spotlights.

## Utility Room

4' 11" x 2' 10" ( 1.50m x 0.86m )

Double glazed obscure window to rear elevation, central heating boiler and plumbing for washing machine.



## First Floor Landing

Double glazed window to rear elevation, loft access, spotlights to the ceiling and doors to the following.

## Bedroom One

16' 5" x 10' 5" ( 5.00m x 3.17m )

Double glazed window to front and rear elevations, two central heating radiators and spotlights to the ceiling.

## Bedroom Two

10' 10" x 10' max ( 3.30m x 3.05m max )

Double glazed window to front elevation, built in wardrobes, central heating radiator and ceiling light point the ceiling.

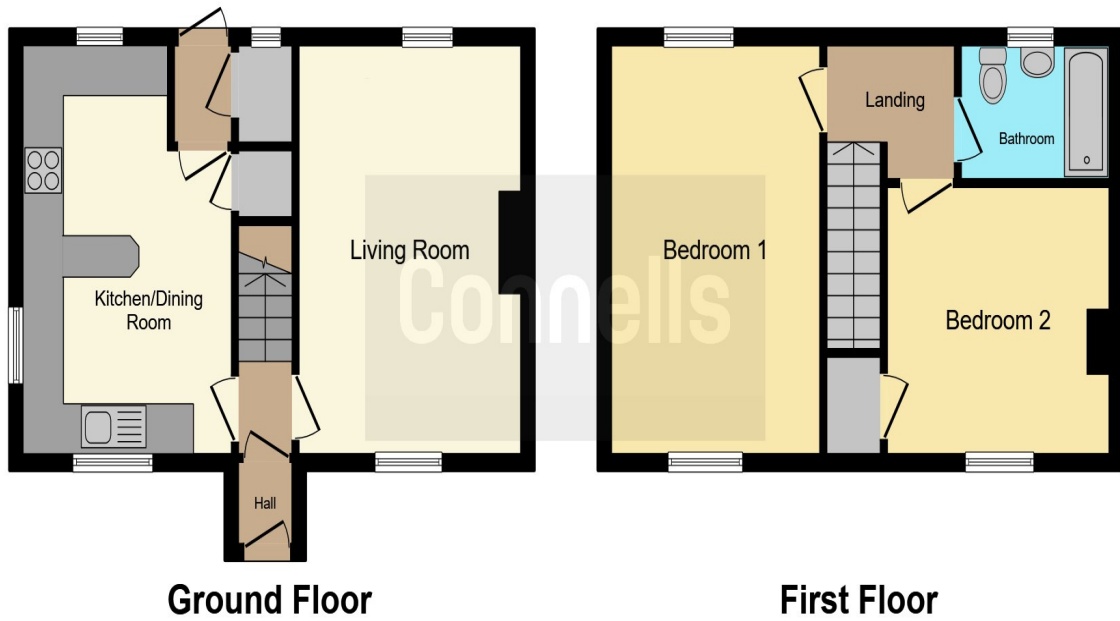
## Bathroom

Modern white suite briefly comprising: bath with mixer taps with shower head over, wash hand basin, low level W.C, central heating radiator, wall light point and double glazed obscure window to rear elevation.

## Rear Garden

A good size garden with a slab paved area which leads to the good size lawn perfect for growing families to enjoy. With fencing and mature shrubs to the borders.





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  
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Property Ref: HER315254 - 0002

**Tenure:** Freehold

**EPC Rating:** C

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