

for sale

offers in the region of **£275,000**



Quantock Close Hereford HR4 0TD

Being sold with NO ONWARD CHAIN this detached family home is located in a popular and convenient cul-de-sac location. Offering great size rooms throughout this is a home you don't want to miss. So call now to book an early viewing to avoid disappointment.

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Approach

A drop curb giving access to the tarmac drive which leads to the garage up and over doors. To the side you have a lovely lawn area and the door to the side giving access to the entrance hall and a side gate giving access to the rear garden. Door to the side gives access to:

Entrance Hall

Double glazed door to side, stairs leading to the first floor landing and under stairs storage, ceiling light point, central heating radiator and doors to the following.

Lounge

16' 5" x 12' (5.00m x 3.66m)

Central heating radiator, ceiling light point and arch leading to the conservatory.

Conservatory

13' 6" x 9' 1" (4.11m x 2.77m)

Brick and UPVC construction with double glazed windows to rear and side elevations, double glazed French doors to rear giving access to the rear garden and central heating radiator.

Kitchen

10' 4" x 8' 2" (3.15m x 2.49m)

A fitted kitchen with wooden wall and base units with roll top work surfaces over, one and a half bowl sink and drainer with splash back tiling to walls, integrated electric oven and gas hob with cooker hood over, plumbing for washing machine and dish washer, space for fridge freezer, ceiling light point and double glazed window to front elevation.

First Floor Landing

Loft access, ceiling light point, doors to the following.

Bedroom One

12' 5" x 9' 9" plus recess (3.78m x 2.97m plus recess)

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

Bedroom Two

9' plus recess x 8' 6" plus wardrobe (2.74m plus recess x 2.59m plus wardrobe)

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



Bedroom Three

9' 7" x 6' 5" (2.92m x 1.96m)

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

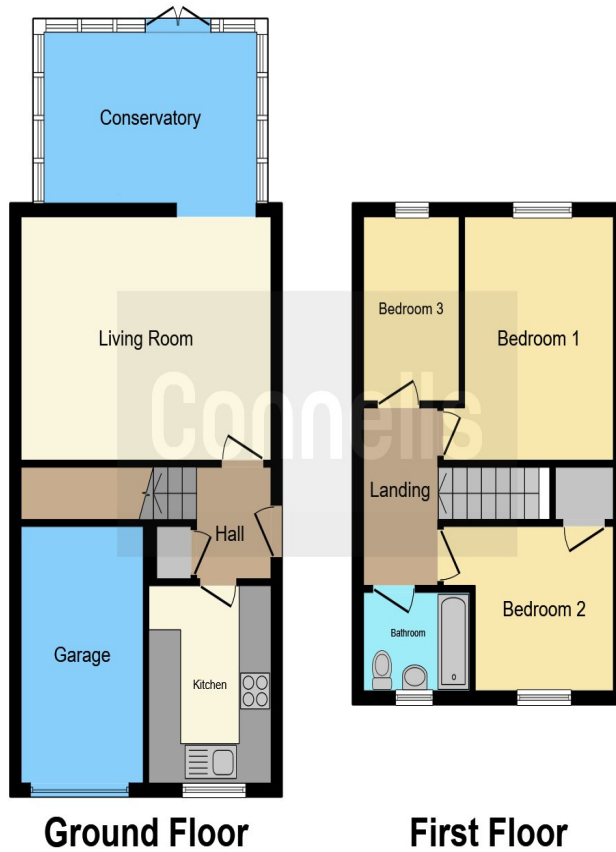
Bathroom

A white suite briefly comprising of bath with mixer taps and shower overhead, wash hand basin, low level WC, part tiling to walls, central heating radiator, ceiling light point and double glazed obscure window to front elevation.

Rear Garden

A great size rear garden which is mainly laid to lawn with mature shrubs and plants surrounding. Fencing to the borders and a side gate giving access back to the front of the home.





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: HER315268 - 0006

Tenure: Freehold

EPC Rating: D

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