

for sale

offers in the region of **£180,000**



Mayne Avenue Hereford HR2 6HY

Peacefully situated on the southern outskirts of the this lovely end terrace home is being sold with NO ONWARD CHAIN. A perfect home for first time buyers who are looking to get onto the property ladder and customers looking to downsize. Call now to book an early viewing to avoid disappointment.

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Approach

A slab pathway leading to the front door with a lawn area to the side. Door to front gives access to:

Entrance Hall

Double glazed door to front, stairs leading to the first-floor landing, storage cupboard with a mirrored sliding door with a further door leading to:

Kitchen

9' 9" x 8' 7" (2.97m x 2.62m)

A fitted kitchen with wooden wall and base units and roll top work surfaces over, one bowl sink and drainer with splashback tiling to walls, integrated electric oven and induction hob with cooker hood over, plumbing for washing machine and dishwasher, space for upright fridge freezer, spotlights to ceiling, under floor heating double glazed window to front elevation and opening to lounge.

Lounge

13' 3" max x 10' 4" (4.04m max x 3.15m)

Double glazed window to rear elevation, under floor heating, radiator, spotlights to ceiling and door to the inner hallway and dining room.

Dining Room

10' 6" x 7' 2" (3.20m x 2.18m)

Double glazed window to rear elevation, under floor heating and spotlights.

Inner Hallway

Double glazed door to rear giving access to the rear garden, space for tumble dryer, spotlights to ceiling, storage cupboard and access to the lounge.

Landing

Double glazed window to front elevation, loft access with drop down ladder, storage cupboard housing the central heating boiler and doors leading to the following:



Bedroom One

10' 10" into wardrobe x 10' 7" (3.30m into wardrobe x 3.23m)

Double glazed window to rear elevation, built in double wardrobe with sliding doors, electric heating panels, central heating radiator and spotlights to ceiling.

Bedroom Two

13' 4" x 8' 8" (4.06m x 2.64m)

Double glazed window to rear elevation, built in double wardrobe with sliding doors, heating panels, spotlights to ceiling and central heating radiator.

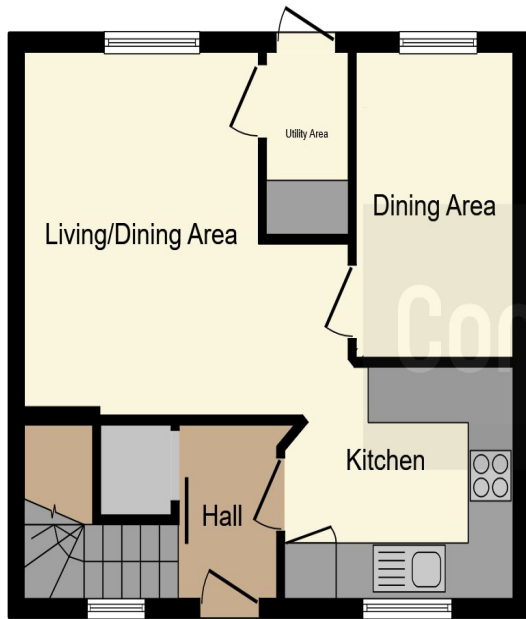
Bathroom

A white suit briefly comprising: bath with mixer taps and shower head over, wash hand basin vanity unit, low level W.C, part tiling to walls, spot lights to ceiling, ladder style wall mounted radiator and double glazed obscure window to front elevation.

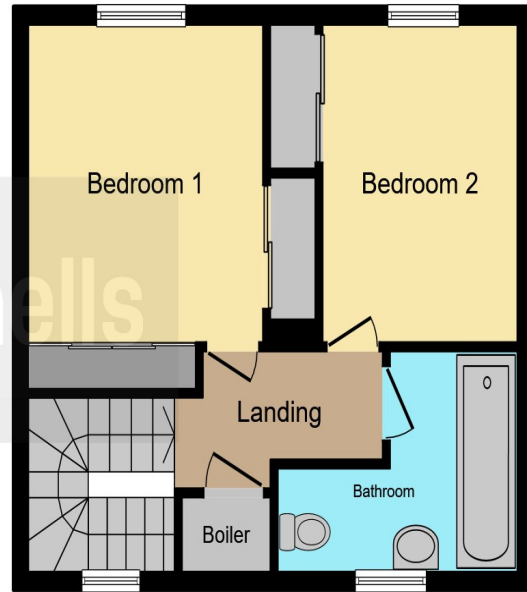
Rear Garden

A slab pathed area which is under shelter perfect for entertaining guests with a step leading to the lawn area with fencing to the borders.





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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Tenure: Freehold

EPC Rating: C

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