

for sale

offers in the region of **£200,000**



## Barton Road Hereford HR4 0AY

A spacious and modern three bedroom property, flooded with natural light and enjoying delightful views to the rear. Offered for sale with no onward chain and further benefiting from open plan living, master en suite and underground parking.



# Barton Road Hereford HR4 0AY

## Entrance Hall

Spotlights to ceiling, stairs to first floor landing, electric radiator and a door into:

## Lounge / Diner

20' 7" x 18' 1" ( 6.27m x 5.51m )

An open plan living area with glass sliding doors leading to a Juliet balcony overlooking the rear aspect. Also featuring TV and telephone points, two electric radiators and ceiling spotlights.

## Kitchen

12' 8" x 9' 3" ( 3.86m x 2.82m )

An open, fitted kitchen separated from the lounge by a low level breakfast bar. Comprising; soft close wall and base units with strip lighting underneath and work surfaces over, one and a half bowl sink and drainer with instant boiling water tap and panelled splash backs. Integrated appliances include oven, electric hob and extractor hood over. Freestanding appliances that will remain include a washing machine, dishwasher and fridge/freezer unit. With spotlights to ceiling and triple glazed window to front.

## Landing

Floor to ceiling sliding glass doors leading to front aspect Juliet balcony, spotlights to ceiling, electric radiator and stairs to the second floor landing.

## Bedroom One

18' x 12' 9" ( 5.49m x 3.89m )

Double glazed windows across the rear aspect enjoying elevated views, electric radiator, TV and telephone points, ceiling spotlights, wall light points and a door into the dressing room.

## Dressing Room

9' 10" x 5' ( 3.00m x 1.52m )

Spotlights to ceiling, power points, his & hers wardrobes and a door into the en suite bathroom.

## En Suite

An executive bathroom suite with fitted wall and base vanity unit incorporating hand wash basin, low level w/c, traditional roll top bath tub, stand up shower cubicle, part tiled walls, towel rail, spotlights and obscure windows to front.





## Bedroom Two

18' 1" x 10' 4" ( 5.51m x 3.15m )

Double glazed windows across the rear aspect enjoying elevated views, electric radiator, TV and telephone points, ceiling spotlights and wall light points.

## Bedroom Three

12' 6" + Wardrobes x 11' 9" ( 3.81m + Wardrobes x 3.58m )

Two triple glazed windows to front, electric radiator, spotlights, fitted wardrobe with sliding doors and electric radiator.

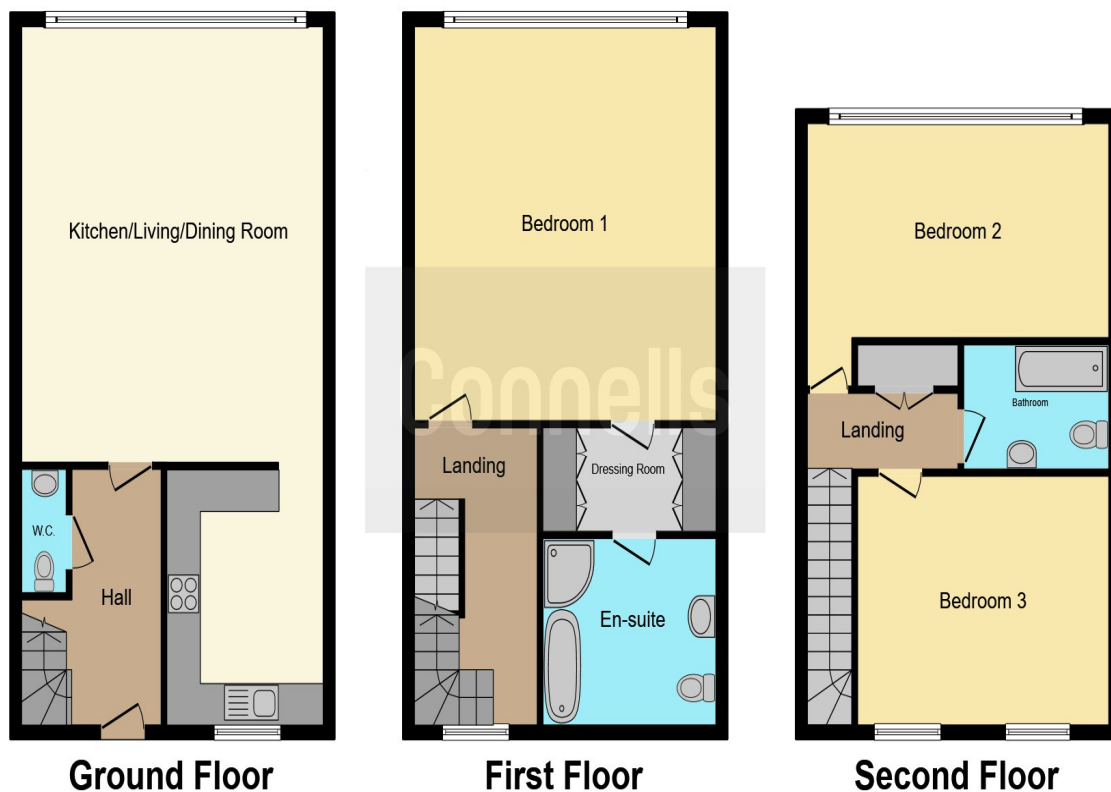
## Bathroom

Modern white suite comprising; low level w/c, hand wash basin, bath with mixer taps and overhead shower, tiled walls, skylight, towel rail, extractor fan and spotlights.

## Parking

An underground parking bay with EV charging point accessible on foot by external staircase or private driveway.





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23 King Street  
 HEREFORD HR4 9BX

Property Ref: HER315197 - 0007

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 840.00

Ground Rent: Ask Agent

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