

for sale

offers in the region of **£340,000**



Hillcrest Grafton Lane Grafton Hereford HR2 8BJ

Being sold with NO ONWARD CHAIN this three bedroom Dormer bungalow offers great size rooms throughout. Situated in a popular and convenient location South to Hereford this lovely home needs modernisation throughout but does have the potential to be something beautiful. The home also has a great size garden to the rear and briefly comprises: Off road parking, garden to the front, entrance hall, lounge, dining room, kitchen, downstairs wet room, two bedrooms, first floor landing, bedroom upstairs and a good size garden to the rear.

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Approach

A drop curb giving access to the tarmac driveway which leads down the side of the home into the carport. To the front of the home you have a great size lawn area with mature shrubs and plants to the borders. There is access behind the carport which leads to the rear garden and the door to the front leads to:

Entrance Hall

Double glazed door to front, central heating radiator, stairs to first floor landing, ceiling light point and door to the following.

Lounge

17' 11" into bay x 11' 11" max (5.46m into bay x 3.63m max)

Double glazed bay window to front elevation, two central heating radiators, fire place with brick surround and ceiling light point.

Dining Room

10' 11" x 9' 11" (3.33m x 3.02m)

Double glazed window to side elevation, central heating radiator, ceiling light point, doors to inner hall with double glazed door to the side which gives access to the rear garden.

Kitchen

10' 4" x 8' 5" (3.15m x 2.57m)

Fitted kitchen with wooden wall and base units with roll top work surfaces over, one bowl sink and drainer with splash back tiling to walls, space for cooker with cooker hood over, space for fridge freezer, plumbing for washing machine, ceiling light point and double glazed window to rear elevation.

Bedroom One

9' 11" x 11' 11" (3.02m x 3.63m)

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



Bedroom Three

12' x 13' 5" max (3.66m x 4.09m max)

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

Wet Room

A good size wet room which briefly comprises: low level WC, wash hand basin, fully tiled, extractor fan, double glazed obscure window to side elevation, central heating radiator and ceiling light point.

First Floor Landing

Double glazed window to side elevation, ceiling light point and doors to bedrooms.

Bedroom Two

10' 2" plus recess x 9' 11" (3.10m plus recess x 3.02m)

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

Rear Garden

A great size garden to the rear which is mainly lawn to lawn with mature shrubs and fencing to the borders with access leading back to the front of the home.





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: HER315312 - 0002

Tenure: Freehold

EPC Rating: Awaited

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