

for sale

£269,500



## Newtown Road Hereford HR4 9LJ

A well-presented three-bedroom period home offering generous living space, including two part-converted cellar rooms and three reception rooms. Ideally positioned within easy walking distance of the city centre and the railway station.

# Newtown Road Hereford HR4 9LJ

## Entrance Porch

Ceiling light point and further door into the lounge.

## Lounge

14' 1" x 12' 2" ( 4.29m x 3.71m )

Double glazed window to front, spotlights to ceiling and log burner.

## Dining Room

12' 2" x 9' 6" ( 3.71m x 2.90m )

Ceiling light point, radiator, stairs to first floor landing and steps down into the kitchen.

## Kitchen

13' 9" x 7' 5" ( 4.19m x 2.26m )

Fitted wall and base units with roll top work surfaces, one and a half bowl sink and drainer, tiled splashbacks, space for freestanding oven, plumbing for washing machine, spotlights to ceiling, double glazed window to side elevation and a door giving access to the garden room.

## Garden Room

12' 2" x 6' 7" ( 3.71m x 2.01m )

Tiled flooring, ceiling light point and double doors leading to the rear garden.



## Landing

Ceiling light point, central heating radiator and stairs to second floor.

## Bedroom One

12' 8" x 12' 2" ( 3.86m x 3.71m )

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

## Bedroom Two

13' 9" x 7' 7" ( 4.19m x 2.31m )

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

## Bedroom Three

12' 6" x 9' 10" ( 3.81m x 3.00m )

Two Velux windows to front and rear, radiator, under eaves storage and ceiling light point. Restricted head height in this room.

## Bathroom

A modern suite comprising; freestanding rolltop bath with mixer taps and hand held shower head, walk in shower cubicle with waterfall and hand held heads, WC, wash hand basin with vanity, double glazed window to rear elevation, towel rail and ceiling light point.

## Cellar Room One

11' 10" x 9' 2" ( 3.61m x 2.79m )

Spotlights, central heating radiator, WC and wash hand basin.

## Cellar Room Two

13' 9" x 11' 6" ( 4.19m x 3.51m )

Spotlights, central heating radiator and skylight.

## Garden

A lengthy lawned garden with a slightly raised decking area at the rear. Enclosed by fencing and with a secure gate giving side access.





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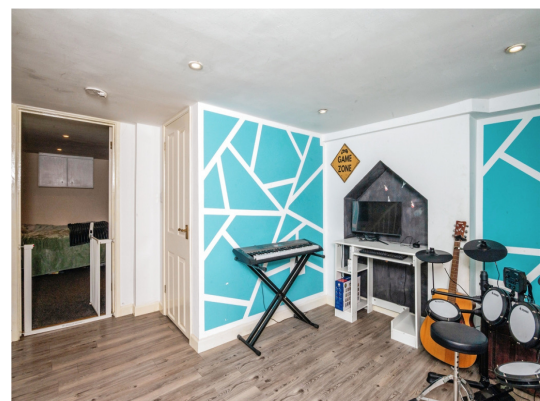
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