

for sale

£280,000



## Old School Cottages Withington Hereford HR1 3QA

A charming three bedroom property with period features and a large garden. Located in the popular village of Withington, and offered for sale with no onward chain.



# Old School Cottages Withington Hereford HR1 3QA

## Entrance Hall

Ceiling light point, radiator, window to front, stairs to first floor and doors giving access to the kitchen and lounge.

## Lounge

11' 8" max x 12' ( 3.56m max x 3.66m )

Dual side facing windows, ceiling light point, radiator and log burner fireplace.

## Kitchen/Diner

14' 9" x 12' 1" ( 4.50m x 3.68m )

Wooden wall, base and drawer units with roll top work surfaces, one and a half bowl sink and drainer, splash back tiling, space for free standing fridge/freezer, plumbing for dishwasher, window to front, two ceiling light points, radiator and door to utility.

## Utility Room

3' 3" x 12' 5" ( 0.99m x 3.78m )

Ceiling light point, plumbing for washing machine and window to rear.

## Landing

Two ceiling light points, radiator and window to front elevation.

## Bedroom One

12' 1" x 11' 10" max ( 3.68m x 3.61m max )

Dual side facing windows, radiator, ceiling light point and fitted wardrobes.



## Bedroom Two

8' 9" x 9' 1" ( 2.67m x 2.77m )

Dual front facing windows, radiator and ceiling light point.

## Bedroom Three

8' 10" x 5' 4" max ( 2.69m x 1.63m max )

Dual rear facing windows, radiator and ceiling light point.

## Bathroom

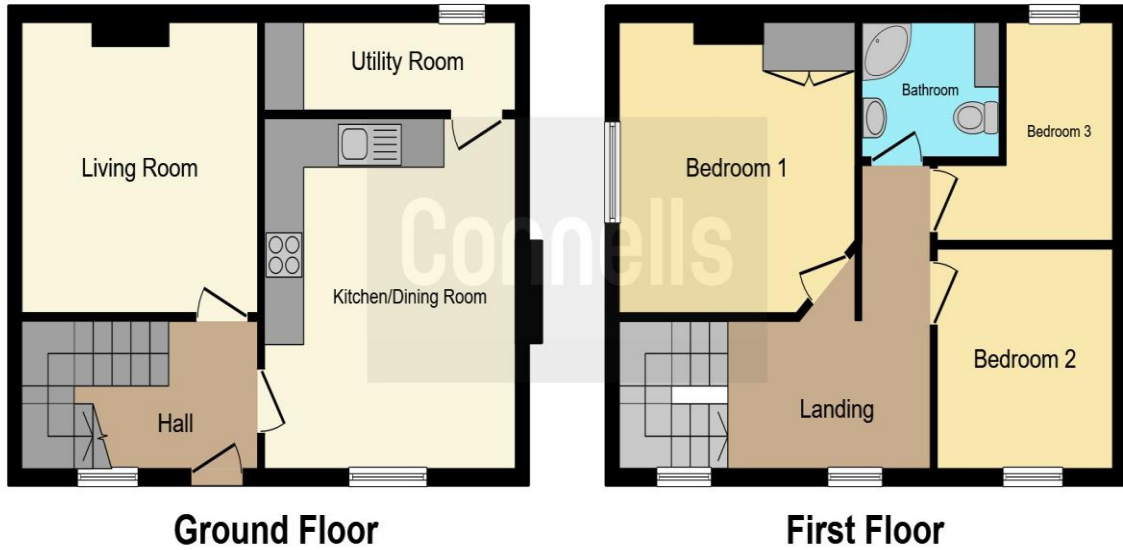
Modern white suite briefly comprising; fitted Jacuzzi bath with shower over, WC, wash hand basin, tiled splashbacks, ceiling light point and towel rail.

## Front Garden

A spacious front garden enclosed at the borders by fencing, with a garden shed, lawn and multiple decking and patio areas.







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](http://www.focalagent.com)

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Property Ref: HER315517 - 0002

**Tenure:** Freehold

**EPC Rating:** C

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