

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 )

Duel 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, pluming 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 )

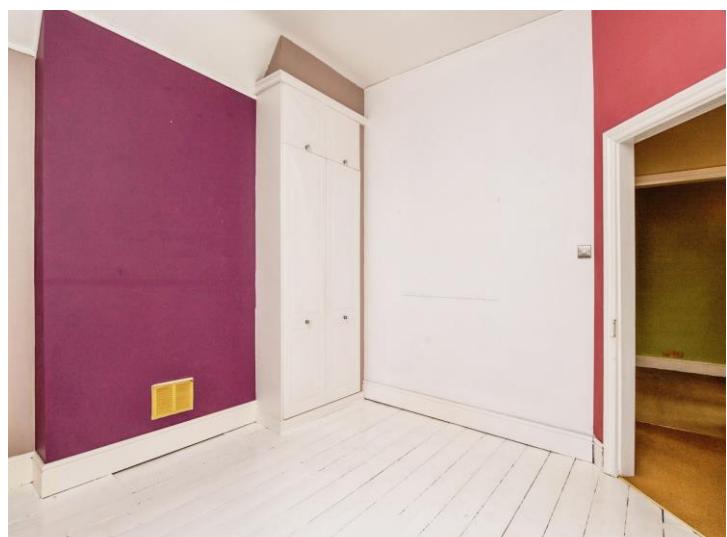
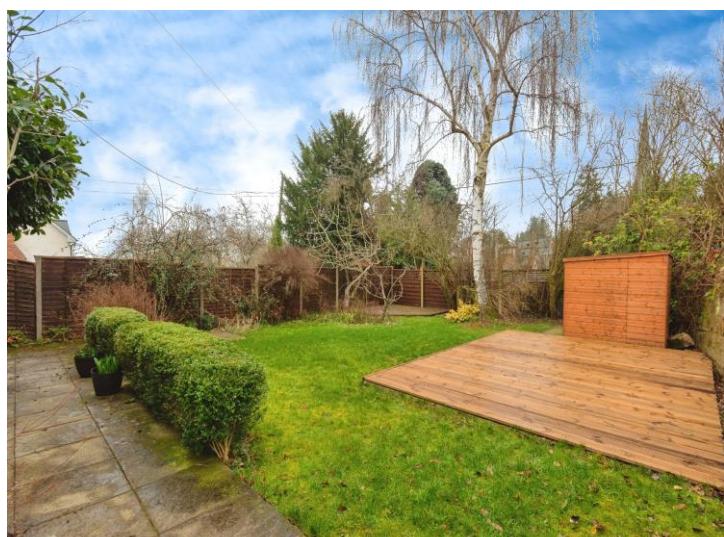
Dual rear facing windows, radiator and ceiling light point.

## 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.





**Ground Floor**



**First Floor**

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Property Ref: HER315517 - 0002

**Tenure:** Freehold

**EPC Rating:** C

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