

for sale

£210,000



## Kingsway Hereford HR1 1HD

An end terrace property with three double bedrooms and a large garden. Offered for sale with no onward chain and further potential for development. Located in a popular residential area near Hereford County Hospital, Railway Station and City Centre.



# Kingsway Hereford HR1 1HD

## Entrance Hall

Ceiling light point, radiator, stairs to first floor and door to lounge.

## Lounge

13' 10" max x 13' 2" ( 4.22m max x 4.01m )

Double glazed window to front, radiator, ceiling light point and under stairs storage.

## Kitchen

8' x 8' 10" ( 2.44m x 2.69m )

Wall and base units, work tops, one bowl sink with splashback tiling, space for freestanding oven, plumbing for washing machine, space for fridge freezer, ceiling light point and double glazed window to rear elevation.

## Bathroom

Bath with shower over, wash hand basin, radiator, ceiling light point, double glazed obscure window to rear elevation, extractor, tiled floor and walls.

## Seperate W/C

WC, ceiling light point and double glazed obscure window to rear.





## Landing

Ceiling light point, loft hatch and doors to the following.

## Bedroom One

13' 10" x 9' 11" ( 4.22m x 3.02m )

Double glazed window to front elevation, radiator, ceiling light point and walk in wardrobe.

## Bedroom Two

13' 2" x 8' 7" into recess ( 4.01m x 2.62m into recess )

Double glazed windows to side and rear elevations, radiator and two ceiling light points.

## Bedroom Three

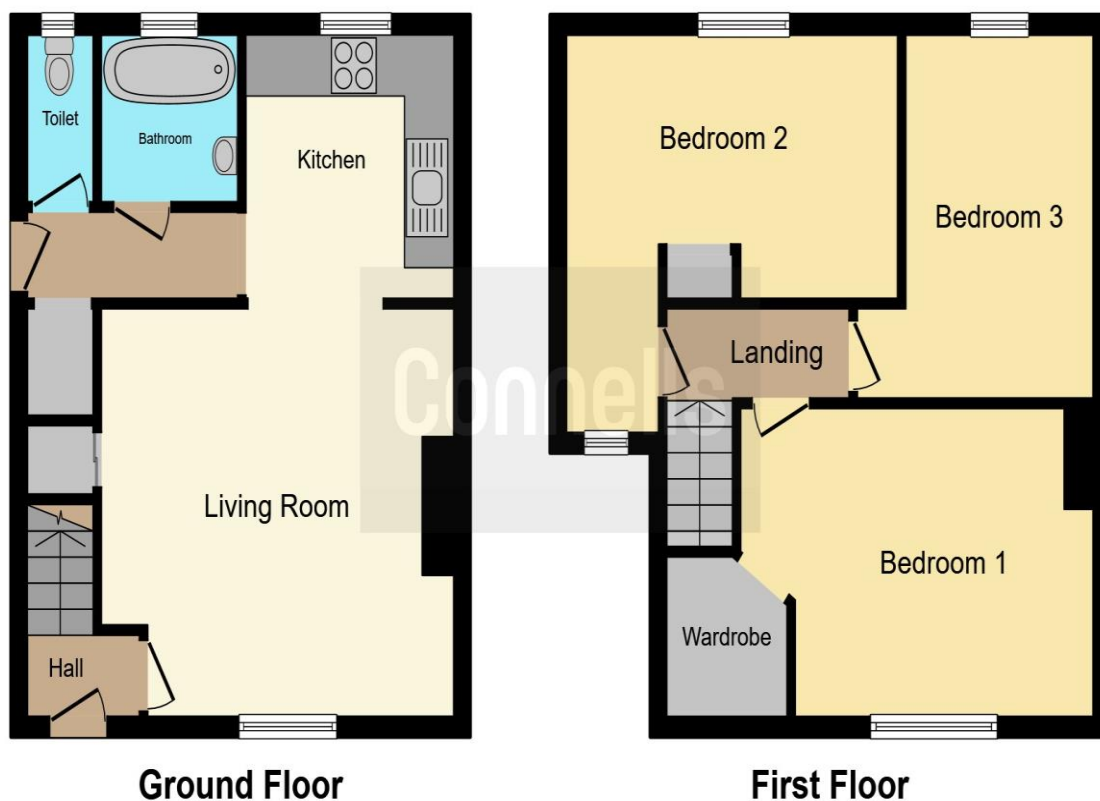
11' 11" x 7' 6" ( 3.63m x 2.29m )

Double glazed window to rear elevation, radiator, ceiling light point and built in wardrobe.

## Rear Garden

A spacious garden with a large patio area and a great size lawn. Enclosed at the borders with a side gate giving access to the front of the property. A large garden shed with power provides the perfect workshop or storage space. Right of access for the neighbouring terrace.





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)

To view this property please contact Connells on

**T 01432 267 511**  
**E [hereford@connells.co.uk](mailto:hereford@connells.co.uk)**

23 King Street  
 HEREFORD HR4 9BX

Property Ref: HER315458 - 0003

**Tenure:** Freehold

**EPC Rating:** D

**view this property online** [connells.co.uk/Property/HER315458](http://connells.co.uk/Property/HER315458)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)