

for sale

offers in the region of **£230,000**



Peregrine Close Hereford HR2 6BS

This three-bedroom semi-detached family home is located in a peaceful cul-de-sac to the south of Hereford city centre. Presenting with a recently fitted new kitchen and bathroom, this property also benefits from a recently installed central heating system, radiators and boiler, as well as recent rewiring throughout. A large rear garden and patio area are situated at the rear of the home. The property is being sold with no onward chain, making for a straightforward purchase, and briefly comprises: off road parking, entrance hall, lounge, kitchen/ dining room, first floor landing, three bedrooms, bathroom and a great size garden to the rear.

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Approach

A drop kerb giving access to the tarmac drive which leads down the side of the home. To the front you have a lawn area with walls and fencing to the borders. There is a side gate which gives access to the rear garden and the door to the side gives access to the entrance hall.

Entrance Hall

Double glazed door to side, window to side elevation, stairs leading to the first floor landing, central heating radiator, ceiling light point and doors to the following.

Lounge

16' 4" max x 15' 2" max (4.98m max x 4.62m max)

Double glazed window to front elevation, central heating radiator, under stairs storage, ceiling light point, electric fire with feature surround and doors to the following.

Kitchen

15' 1" x 9' 8" (4.60m x 2.95m)

Fitted kitchen with soft close wall and base units with work surfaces over, one and a half bowl sink and drainer with splash back tiling to walls, space for cooker, plumbing for washing machine, space for fridge freezer, central heating radiator, two ceiling light points, double glazed window to rear elevation and double glazed door to rear giving access to the rear garden.

Landing

Loft access, central heating radiator, ceiling light point and doors to the following.

Bedroom One

15' 1" x 9' 9" (4.60m x 2.97m)

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



Bedroom Two

10' max x 8' 4" (3.05m max x 2.54m)

Double glazed window to front elevation, storage cupboard which houses the central heating boiler, central heating radiator and ceiling light point.

Bedroom Three

9' 11" x 6' 5" max (3.02m x 1.96m max)

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

Bathroom

A white suite briefly comprising of shower with glass door, wash hand basin, low level WC, part tiling to walls, extractor fan, ceiling light point, ladder style radiator and double glazed obscure window to side elevation.

Outbuilding

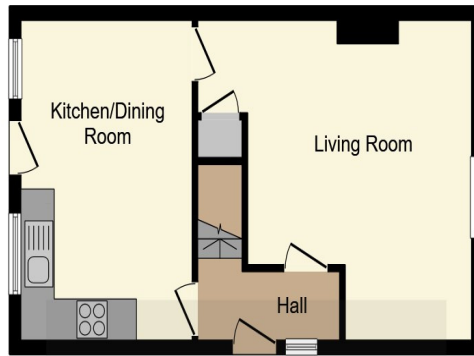
17' 11" x 8' 2" (5.46m x 2.49m)

Double opening doors.

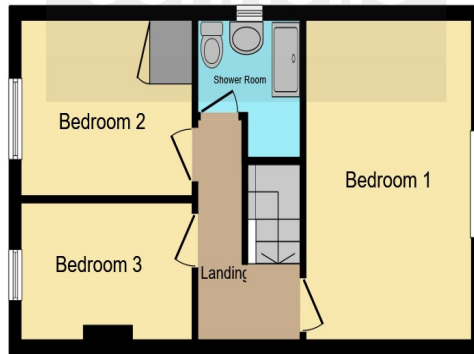
Rear Garden

A great size garden which has a slab paved area perfect for entertaining guest and has the added benefit of outside sockets. There is a great size lawn with fencing to the borders and an opening which leads 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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Tenure: Freehold

EPC Rating: C

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