

for sale

£295,000



Cotswold Drive Hereford HR4 0TG

This stunning three bedroom semi-detached family home forms part of a modern residential area on the western side of Hereford. There are a range of services close at hand, including a local convenience shop, a public house and restaurant, bowls club, a large garden centre and café, and regular bus service to and from the city centre. This well-designed home offers very comfortable living space and has the added benefit of a modern kitchen and bathroom and briefly comprises: off road parking, entrance hall, lounge, kitchen/dining room, first floor landing, three bedrooms, family bathroom and a great size garden to the rear.

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Approach

A drop curb giving access to the good size driveway. There is fencing to the borders and the door is to the side of the home with a side gate giving access to the rear garden. The door to the side gives access to the:

Entrance Hall

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

Lounge

16' 4" x 12' 1" (4.98m x 3.68m)

Double glazed door to the rear giving access to the rear garden, double glazed window to side elevation, central heating radiator, electric fire with feature surround and ceiling light point.

Kitchen/Dining Room

16' 4" x 16' 5" (4.98m x 5.00m)

A fitted kitchen with soft close wall and base units with oak work surfaces over, one and a half bowl sink and drainer with splash backs to the walls, integrated gas hob with cooker hood, electric oven, integrated fridge freezer, plumbing for washing machine and dish washer, wine cooler, storage cupboard to side, central heating radiator, spotlights to ceiling and two double glazed windows to the front elevation.

First Floor Landing

Loft access, spotlights and doors to the following.

Bedroom One

12' 10" max x 12' 5" (3.91m max x 3.78m)

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



Bedroom Two

12' 9" max x 8' 6" (3.89m max x 2.59m)

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

Bedroom Three

9' 7" x 6' 6" (2.92m x 1.98m)

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

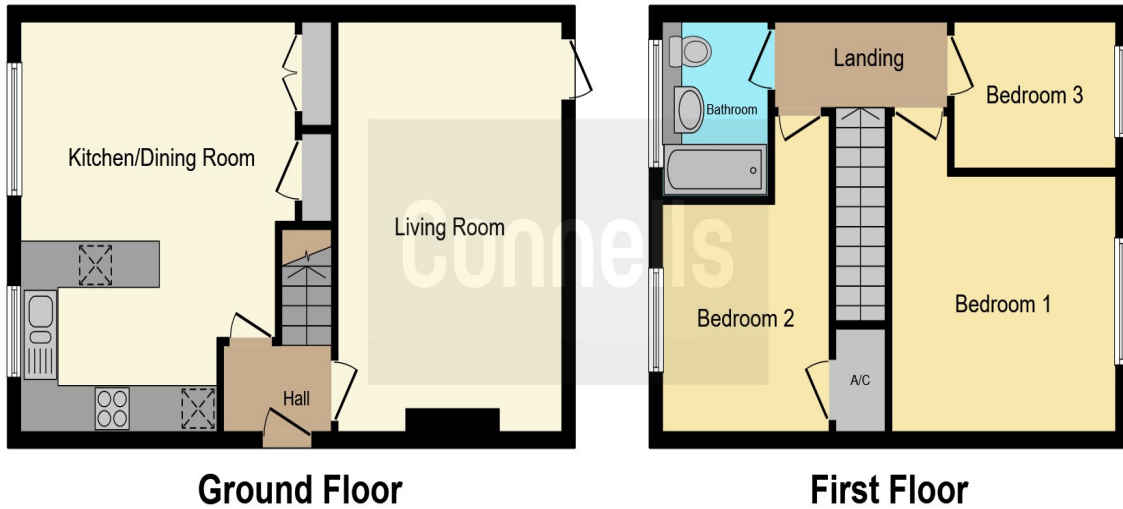
Bathroom

Modern white suite briefly comprising: bath with mixer taps and shower overhead, wash hand basin with vanity, low level WC, tiling to walls and floor with underfloor heating, wall mounted radiator, spotlights to ceiling and double glazed obscure window to front elevation.

Rear Garden

A stunning garden which is slab paved perfect for entertaining which leads to the lawn area and has raised beds to the sides which is pebble stoned. There is fencing to the borders and a side gate giving access back to the front of the home.





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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Property Ref: HER315552 - 0003

Tenure: Freehold

EPC Rating: Awaited

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