

for sale

£280,000



## Hoarwithy Road Hereford HR2 6HB

A well-presented three-bedroom home south of Hereford City Centre, offered with no onward chain. It benefits from ample off-road parking, large gardens and a spacious workshop/outbuilding, making it ideal for buyers seeking space and convenience.



# Hoarwithy Road Hereford HR2 6HB

## Entrance Hall

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

## Kitchen/Diner

17' 1" x 11' 10" ( 5.21m x 3.61m )

Wall and base units, roll top work surfaces, one bowl sink and drainer, tiled splashbacks, integrated oven and electric hob, plumbing for washing machine, space for fridge freezer, double glazed window to rear elevation, ceiling light point.

Dining area comprising of radiator, electric fire, ceiling light point and door to garden.

## Lounge

10' 8" max x 12' 2" ( 3.25m max x 3.71m )

Double glazed window to front elevation, ceiling light point, radiator and electric fire.

## Landing

Double glazed window to side elevation, ceiling light point and loft hatch.

## Bedroom One

12' 8" x 10' max ( 3.86m x 3.05m max )

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

## Bedroom Two

8' 7" x 11' 9" ( 2.62m x 3.58m )

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





## Bedroom Three

6' 10" x 7' 10" ( 2.08m x 2.39m )

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

## Bathroom

Wash hand basin, WC, walk in shower, towel rail, double glazed obscure window to side and rear elevations and ceiling light points.

## Rear Garden

A generously sized garden with steps leading up to a well-maintained lawn, while a pathway meanders towards an enclosed vegetable patch, ideal for gardening enthusiasts. The entire garden is enclosed by fencing at the borders. There is a large workshop structure, and a side gate offering continent access to the front driveway.

## Workshop

12' 3" x 26' 2" ( 3.73m x 7.98m )

Stable doors to front, power and light.





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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Tenure:Freehold EPC Rating: C

Council Tax Band: C

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