

for sale

£250,000



Railway View Hereford HR1 1DD

A very well presented three bedroom town house with garage, parking and a master en suite. Occupying a fantastic location within short walking distance to Hereford Railway Station, County Hospital and City Centre.

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Entrance Porch

Ceiling light point, central heating radiator and doors into the entrance hall.

Entrance Hall

Ceiling light point, storage cupboard, radiator, stairs to the first floor landing and doors to the following:

Kitchen

8' 2" x 7' 10" (2.49m x 2.39m)

Wall and base units and worktops over, one bowl sink and drainer, splashback tiling, integrated oven, gas hob and cooker hood, space for fridge freezer, plumbing for slimline dishwasher, double glazed window to front elevation, ceiling light point and radiator.

Dining Room

12' 7" x 11' 7" (3.84m x 3.53m)

Ceiling light point, radiator, double door to conservatory and access into the utility cupboard.

Conservatory

10' x 9' 10" (3.05m x 3.00m)

Double glazed windows surrounding, double door to garden and ceiling light point with fan.

Landing

Ceiling light point, radiator, stairs to second floor and doors giving access to:

Lounge

11' 7" x 11' 8" (3.53m x 3.56m)

Two double glazed windows to rear elevation, two ceiling light points, electric fire with mantle, radiator and storage cupboard.



Bedroom One

11' 7" x 9' 2" Into Wardrobe (3.53m x 2.79m Into Wardrobe)

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

En Suite

Modern white suite featuring a walk in shower with waterfall and handheld heads, splashback tiling, WC, wash hand basin, radiator, ceiling light point and extractor fan.

Bedroom Two

11' 7" x 8' 4" (3.53m x 2.54m)

Two double glazed windows to front elevation, ceiling light point, radiator and storage cupboard.

Second Floor Landing

Loft hatch, ceiling light point and airing cupboard.

Bedroom Three

8' 3" into recess x 5' 4" (2.51m into recess x 1.63m)

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

Bathroom

Bath with mixer taps and handheld shower, wash hand basin, WC, radiator, ceiling light point and double glazed obscure window to front elevation.

Garden

A low maintenance rear garden with lawn and patio space, enclosed by fencing at the borders. Rear gate access to the garage and parking.

Garage

8' 6" x 18' 2" (2.59m x 5.54m)

Up and over doors to front.





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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T 01432 267 511
E hereford@connells.co.uk

23 King Street
 HEREFORD HR4 9BX

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Tenure: Freehold

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