

for sale

£235,000



Pound Close Tarrington Hereford HR1 4AZ

This charming and impeccably maintained two double bedroom semi-detached home is nestled in a peaceful cul-de-sac location. The property exudes a sense of warmth and comfort from the moment you step inside. The tastefully decorated living space is inviting and spacious offering the perfect balance of functionality and style. Briefly comprising: off road parking, entrance hall, lounge/dining room, modern kitchen, first floor landing, two double bedrooms, family bathroom and a good size garden to the rear of the home.

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Approach

Situated in the corner of the cul-de-sac there is a drop curb giving access to the tarmac drive which is in front of the home and a side gate giving access to the rear garden. Door to front giving access to the entrance hall.

Entrance Hall

Double glazed door to front, stairs to the first floor landing, under stairs storage, central heating radiator, ceiling light point and doors leading to:

Kitchen

10' 3" x 6' 5" (3.12m x 1.96m)

A fitted kitchen with soft closing wall and base units with work surfaces over, one bowl sink and drainer, integrated double oven and grill, integrated induction hob with cooker hood over, plumbing for washing machine, space for fridge freezer, spot lights to ceiling and double glazed window to front elevation.

Lounge/Dining Room

14' 2" x 12' 10" Max (4.32m x 3.91m Max)

Double glazed door to rear giving access to the rear garden, double glazed window to rear elevation, electric wall mounted fire with a featured surround, central heating radiator and spot lights to the ceiling.



First Floor Landing

Loft access, ceiling light point and doors leading to:

Bedroom One

12' 11" x 9' 1" (3.94m x 2.77m)

Double glazed window to rear elevation, two up and down wall lights, central heating radiator and ceiling light point.

Bedroom Two

13' Max x 8' 1" (3.96m Max x 2.46m)

Two double glazed windows to front elevation, storage cupboard which houses the central heating boiler, central heating radiator and ceiling light point.

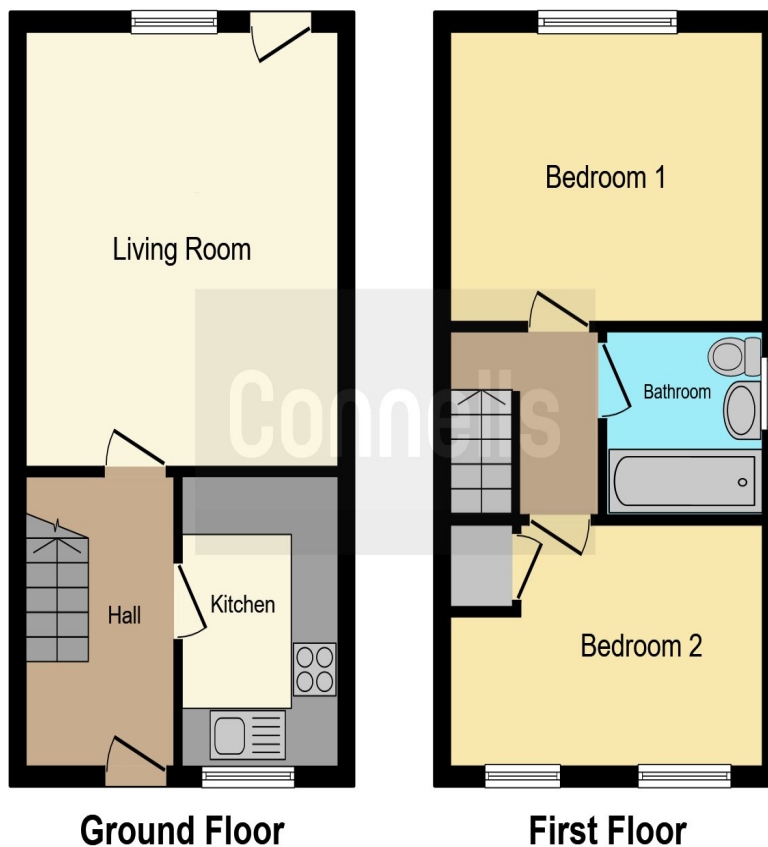
Bathroom

A modern white suite briefly comprising: bath with mixer taps and shower head over, wash hand basin vanity unit, low level W.C, part tiling to walls, central heating radiator, extractor fan and double glazed obscure window to side elevation.

Rear Garden

A lawn area with steps leading down to a low maintenance pebble stoned area perfect for entertaining guest. To the side the lawn follows round leading back to the front of the home with 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: HER315661 - 0004

Tenure: Freehold

EPC Rating: D

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