

for sale

£215,000



Queensway Hereford HR1 1HQ

A spacious two bedroom property located on the popular College Estate. Offering well-presented accommodation and a low maintenance rear garden.

Queensway Hereford HR1 1HQ

Entrance Hall

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

Lounge

12' 8" max x 12' 5" (3.86m max x 3.78m)

Double glazed window to front, ceiling light point, radiator and under stairs storage.

Kitchen/Diner

8' 2" x 17' 6" (2.49m x 5.33m)

Wall, base and drawer units, worktops, one and a half bowl sink and drainer, integrated oven, gas hob and cooker hood, dish washer, space for fridge freezer, spotlights, double glazed obscure window to rear and door to lean to.

Cloakroom

Outdoor WC and ceiling light point.

Landing

Ceiling light point, loft hatch and doors to the following.



Bedroom One

14' 5" plus recess x 9' 2" (4.39m plus recess x 2.79m)

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

Bedroom Two

9' 3" x 8' 7" (2.82m x 2.62m)

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

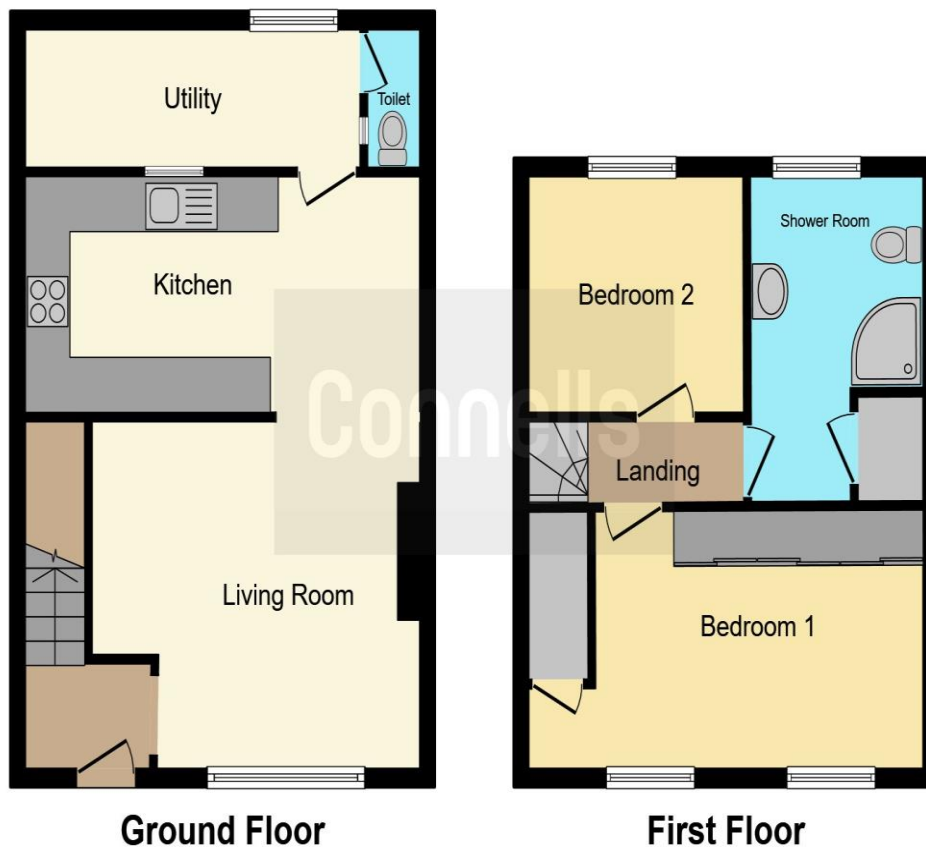
Bathroom

Modern white suite briefly comprising of WC, wash hand basin with vanity unit, walk in shower with waterfall and hand held heads, ceiling light point, airing cupboard, towel rail and double glazed obscure window to rear elevation.

Garden

A low maintenance rear garden with Astrotuf lawn enclosed by sleeper raised beds leading to a spacious patio offering an ideal area for entertaining or outdoor dining. There is right of access for the neighbouring property.





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: HER315660 - 0002

Tenure: Freehold

EPC Rating: Awaited

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