

for sale

£150,000



## Crossways Peterchurch Hereford HR2 0TQ

A beautiful two double bedroom home which is located in a popular village within the Golden Valley in the picturesque village of Peterchurch. This wonderful home has been finished to a great standard throughout and is perfect for customers looking to downsize and first time buyers who are looking to get onto the property ladder. Briefly comprising: off road parking, garage, entrance hallway, kitchen, lounge, landing, bathroom, two bedrooms



# Crossways Peterchurch Hereford HR2 0TQ

## Approach

A drop curb giving access to the driveway which leads to the garage up and over doors. Fencing to the borders and the door to the front gives access to the entrance hall.

## Entrance Hall

Double glazed door to front elevation, double glazed obscure window to front elevation, central heating radiator, ceiling light point and doors to the following.

## Kitchen

8' 4" x 8' 8" ( 2.54m x 2.64m )

A fitted kitchen with soft close wall and base units and work surfaces over, one bowl sink and drainer with splash back tiling to walls, space for cooker, plumbing for washing machine, space for fridge freezer, double glazed windows to side and front elevation and ceiling light point.

## Lounge

16' 11" x 13' ( 5.16m x 3.96m )

Double glazed patio door to side giving access to rear garden, two central heating radiators, ceiling light point and door to the landing.



## Landing

Two storage cupboards, skylights, central heating radiator and doors to the following.

## Bedroom One

13' 8" x 9' 8" ( 4.17m x 2.95m )

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

## Bedroom Two

10' 6" x 6' 9" ( 3.20m x 2.06m )

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

## Bathroom

14' x 7' 6" ( 4.27m x 2.29m )

A white suite briefly comprising: Bath with mixer taps and showerhead over, wash hand basin, low level W.C, central heating radiator, part tiling to walls and ceiling light point.

## Garage

Up and over doors and is a great space for storage or parking the car.







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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Property Ref: HER315681 - 0003

**Tenure:** Freehold

**EPC Rating:** Awaited

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