

for sale

£260,000



## Graftonbury Mews Grafton Lane Grafton Hereford HR2 8BN

Graftonbury Mews sits on the south side of Hereford, just off Ross Road, offering quick access to the city. The development includes a spacious communal car park with an allocated space, and the property has been significantly improved, refurbished, and extended in recent years.



# Graftonbury Mews Grafton Lane Grafton Hereford HR2 8BN

## Approach

A drop curb giving access to the area where there are two parking spots plus addition visitor parking. There is a pathway which leads to the gate which gives access to the private garden where there is access to the front door

## Entrance Hall

Double glazed door to front, double glazed window to side elevation, spotlights and ceiling light point to ceiling, marble flooring, open to the open plan kitchen and doors to the following.

## Lounge

Marble flooring, central heating radiator and spotlights to ceiling.

## Kitchen

21' 6" x 12' 9" ( 6.55m x 3.89m )

Fitted kitchen with soft close wall and base units with Quartz work surfaces over, one and a half bowl sink and drainer built into work surfaces, integrated Miele electric steam oven and further Bosch oven. induction hob, fridge freezer, dishwasher and plumbing for washing machine, double glazed window to side and front elevations, spotlights to ceiling, tiled flooring and double glazed bi fold to front which gives access to the private garden.





## Bedroom One

10' 11" x 8' 10" ( 3.33m x 2.69m )

Double glazed skylight to front and double glazed window to side elevation, central heating radiator, fitted wardrobes with mirror front, useful mezzanine further bedroom/study/storage area, wood flooring and ceiling light point.

## Bedroom Two

12' max x 12' 3" ( 3.66m max x 3.73m )

Double glazed patio doors to side elevation which leads to the private garden, roof lantern window, central heating radiator and ceiling light point.

## Wet Room

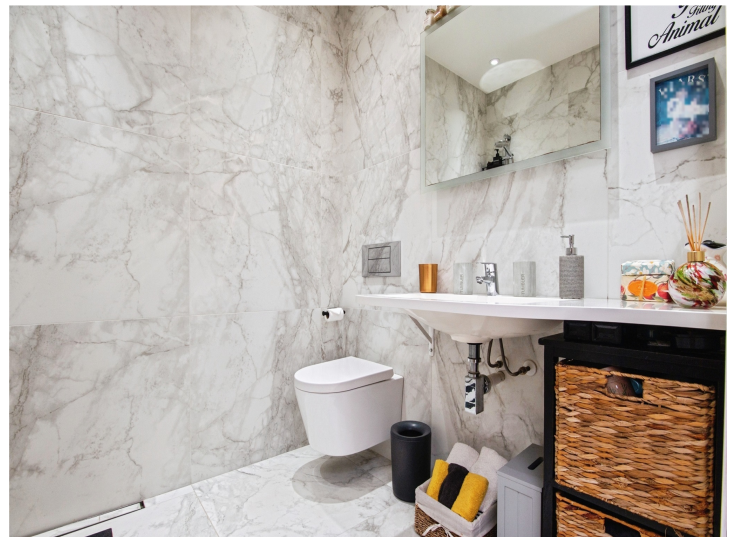
A modern white suite briefly comparing: Integral thermostatically controlled shower and contemporary style, low level W.C, wash hand basin, fitted mirror, downlighting and extractor. Circular light providing natural daylight and heated towel rail.

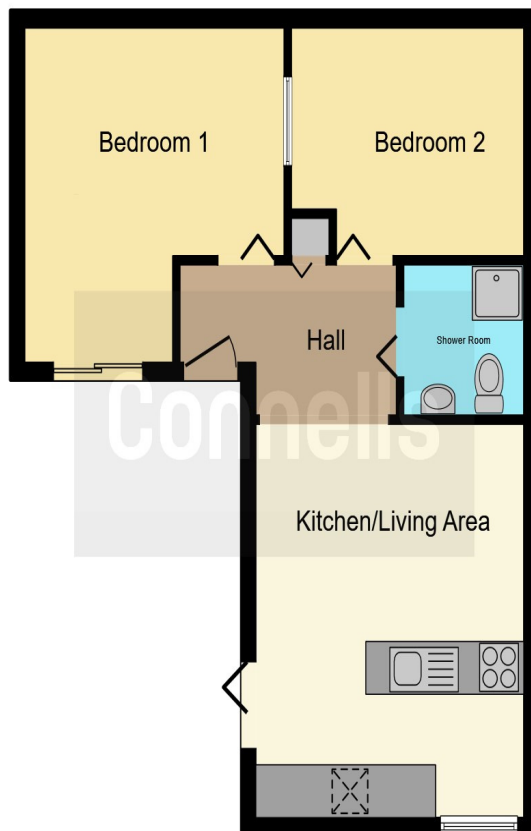
## Rear Garden

Designed for ease of maintenance, a fully paved courtyard with covered terrace/porch and seating area. Pleasant floral border. Quality close boarded fence. Further side personal access gate to allocated car parking.

## Service Charge

There is a service charge for upkeep of communal gardens and septic tank which is about £50 per month, solicitors will confirm this information before exchange.





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: HER315699 - 0007

Tenure:Freehold EPC Rating: C

Council Tax Band: A

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