

for sale

£240,000



Doward Close Hereford HR1 1AJ

Offered for sale with NO ONWARD CHAIN, this three bedroom semi - detached property is conveniently located on the northern outskirts of Hereford City Centre and is within walking distance to shops, schools and major transport links such as Hereford Train Station and Bus Station.

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Entrance Porch

UPVC door and double glazed windows to front and side, ceiling light point and a further door giving access to:

Entrance Hall

With ceiling light point, radiator, stairs to the first floor landing and a door into the lounge.

Lounge

11' 11" x 13' 5" (3.63m x 4.09m)

Double glazed window to front, ceiling light point, radiator, electric wall mounted fireplace, an under stairs storage cupboard and further door leading to:

Dining Room

7' 9" x 9' 10" (2.36m x 3.00m)

Open plan to the kitchen, with radiator, ceiling light point and double doors to the rear garden.

Kitchen

7' 2" x 9' 1" (2.18m x 2.77m)

Fitted wall and base units with roll top work surfaces over, one bowl sink and drainer with splash back tiling, integrated oven and gas hob with cooker hood over, with spaces for fridge; freezer, washing machine and dishwasher. With ceiling light point and double glazed window to the rear.



Landing

Double glazed window to side elevation, ceiling light point. loft hatch and airing cupboard.

Bedroom One

8' 3" x 13' 3" (2.51m x 4.04m)

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

Bedroom Two

8' 3" x 9' 11" (2.51m x 3.02m)

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

Bedroom Three

6' 11" x 8' 2" (2.11m x 2.49m)

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

Bathroom

A white suite briefly comprising, fitted bath with overhead shower, low level w/c, wash hand basin, part tiling to walls, wall mounted towel rail, ceiling light point and double glazed obscured window to front.

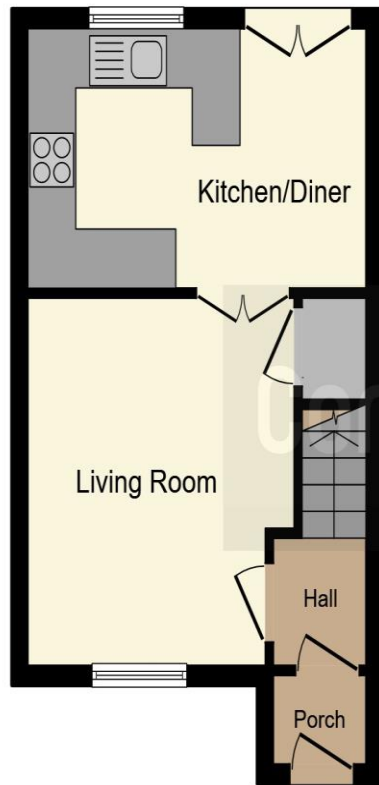
Rear Garden

A private south facing rear garden offering a slab paved patio area with steps leading to lawn, fencing to the borders and a rear access door to the garage.

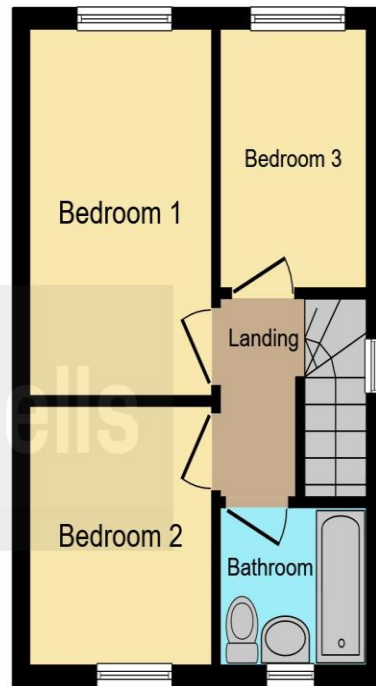
Garage

Up and over doors to front, light point and rear access door.





Ground Floor



First Floor

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: HER315680 - 0002

Tenure: Freehold EPC Rating: D

Council Tax Band: C

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