

for sale

£325,000



Hampton Dene Road Hereford HR1 1UJ

Being sold with NO ONWARD CHAIN this lovely semi-detached family home is located in a sought after location east of Hereford City. The home has been looked after but does need modernisation in parts, call now to book an early viewing to avoid disappointment.

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Approach

A drop curb giving access to the tarmac drive which leads down to the garage up and over doors. There is a side gate which leads to the rear garden and the door to the front gives access to the welcoming hallway.

Entrance Hall

Double glazed door to front, double glazed obscure window to front elevation, storage cupboard, central heating radiator, ceiling light point, stairs leading to the first floor landing and door leading to the lounge.

Lounge

15' 5" x 14' 6" max (4.70m x 4.42m max)

Two double glazed windows to front elevation, central heating radiator, two ceiling light points and door leading to the kitchen/dining room.

Kitchen/Diner

17' 9" x 9' (5.41m x 2.74m)

Fitted kitchen with wooden wall and base units, roll top work surfaces, one bowl sink and drainer, splash back tiling, space for cooker, plumbing for washing machine, space for fridge freezer, two double glazed windows to rear elevation, two central heating radiators and double glazed door to rear elevation.

First Floor Landing

Double glazed obscure window to side elevation, loft access, ceiling light point and doors to the following.



Bedroom One

13' 2" x 9' 11" (4.01m x 3.02m)

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

Bedroom Two

11' 6" x 9' 11" (3.51m x 3.02m)

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

Bedroom Three

9' 1" max x 7' 5" (2.77m max x 2.26m)

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

Bathroom

A white suite briefly comprising of bath with mixer taps, wash hand basin, low level WC, part tiling to the walls, central heating radiator, airing cupboard which houses the central heating boiler, ceiling light point and double glazed obscure window to rear elevation.

Garage

18' 2" x 8' 5" (5.54m x 2.57m)

Up and over doors, power and lighting, storage cupboard which goes under the stairs, double glazed obscure window to rear elevation and double glazed door to rear elevation.

Rear Garden

A great size garden which is mainly laid to lawn with mature shrubs and fencing to the borders. There is also a side gate which gives 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: HER315732 - 0004

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

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