

for sale

£285,000



## Eastfield Eardisley Hereford HR3 6PF

Sold with tenants in situ, this spacious mid-terrace family home is offered with no onward chain and sits in the charming north Herefordshire village of Eardisley. It also benefits from driveway parking and a carport, making it a property you won't want to miss.



# Eastfield Eardisley Hereford HR3 6PF

## Approach

The property is approached via the block paved and gravel driveway with parking directly in front of the main door. Additional parking in the covered carport with a generous sized lock up for tool store and garden equipment. The door to the front gives access to:

## Entrance Hall

Double glazed door to front, stairs leading to the first floor landing, radiator, ceiling light point and doors leading to:

## Downstairs Cloakroom

Double glazed obscure window to front elevation, low level W.C, wash hand basin, part tiling to walls, radiator and ceiling light point.

## Kitchen

9' 4" x 7' 9" ( 2.84m x 2.36m )

A fitted kitchen with a range of wall and base units with roll top work surfaces over, one bowl sink and drainer with splash back tiling to walls, integrated electric oven and hob with cooker hood over, plumbing for washing machine & dish washer, space for fridge freezer, radiator, ceiling light point and double glazed obscure window to front elevation.

## Lounge/Dining Room

18' 8" Max x 15' 4" ( 5.69m Max x 4.67m )

Double glazed window to rear elevation, wall mounted electric fire, radiator, understairs storage, two ceiling light points and French doors to the rear which opens up to the conservatory.

## Conservatory

10' 10" x 6' 7" ( 3.30m x 2.01m )

A brick and UPVC construction which has double glazed windows to the rear and side elevations with double glazed French doors to the side giving access to the rear garden.



## First Floor Landing

Stairs leading to the second floor, airing cupboard, radiator, ceiling light point and doors leading to:

## Bedroom One

12' 2" x 8' 9" ( 3.71m x 2.67m )

Double glazed window to front elevation, radiator, ceiling light point and door leading to the master En-suite

## Master En-Suite

A white suite briefly comprising: shower cubicle with glass door, low level W.C, wash hand basin, part tiling to the walls, ladder style radiator, extractor fan and ceiling light point.

## Bedroom Two

10' 2" x 6' 6" ( 3.10m x 1.98m )

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

## Bedroom Three

8' 6" x 7' 1" ( 2.59m x 2.16m )

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

## Family Bathroom

A white suite briefly comprising: Bath with mixer taps, wash hand basin, low level W.C, part tiling to walls, radiator, extractor fan, ceiling light point and double glazed obscure window to front elevation.

## Second Floor Landing

Ceiling light point and door leading to bedroom four

## Bedroom Four

15' 7" x 11' 11" ( 4.75m x 3.63m )

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

## Rear Garden

The enclosed rear garden is predominantly laid to gravel with a small, paved patio area just outside the conservatory. Oil tank. Garden gate gives pedestrian access to the front of the property.







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Council Tax Band: C

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