

for sale

£220,000



Hinton Crescent Hereford HR2 6AD

Situated south of Hereford City, a three bedroom end terraced home offering ideal first time buyer/ small family accommodation. The property which requires a degree of modernisation has the benefit of gas central heating, double glazing, south facing rear garden, driveway parkin and an ensuite.

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Approach

To the front of the property is a driveway providing off road parking and enclosed garden by brick walling.

Entrance Porch

With access from the driveway at front through entrance door, ceiling light point and a radiator upon entrance to the house.

Lounge

13' 3" x 13' 4" (4.04m x 4.06m)

With double glazed window to the front of the house, gas central heating radiator, one ceiling light point

Kitchen

10' x 8' 4" (3.05m x 2.54m)

With gas central heating radiator on the left hand side, understair storage, Sink unit, space for a gas cooker, two air vents, double glazed window to the rear aspect, ceiling light point and hoem to the gas central heatign boiler.

Utility Room

6' 4" x 5' 2" (1.93m x 1.57m)

With plumbing for a washing machine, double glazed window to rear, ceiling light point and door leading to side garden.

Bathroom

With double glazed window to rear aspect, ceiling light point, gas central heating radiator, hand basin, WC, pannelled bath & over head shower



Landing

With access to loft, ceiling light point, double glazed window to the side aspect.

Bedroom One

10' 5" x 13' 4" (3.17m x 4.06m)

With two double glazed windows to front aspect, ceiling light point and gas central heating radiator.

Ensuite

With handwash basin, WC, vent, ceiling light point.

Bedroom Two

8' 3" x 11' 7" (2.51m x 3.53m)

With double glazed window facing rear aspect, gas central heating radiator, built in storage cupboards, ceiling light point.

Bedroom Three

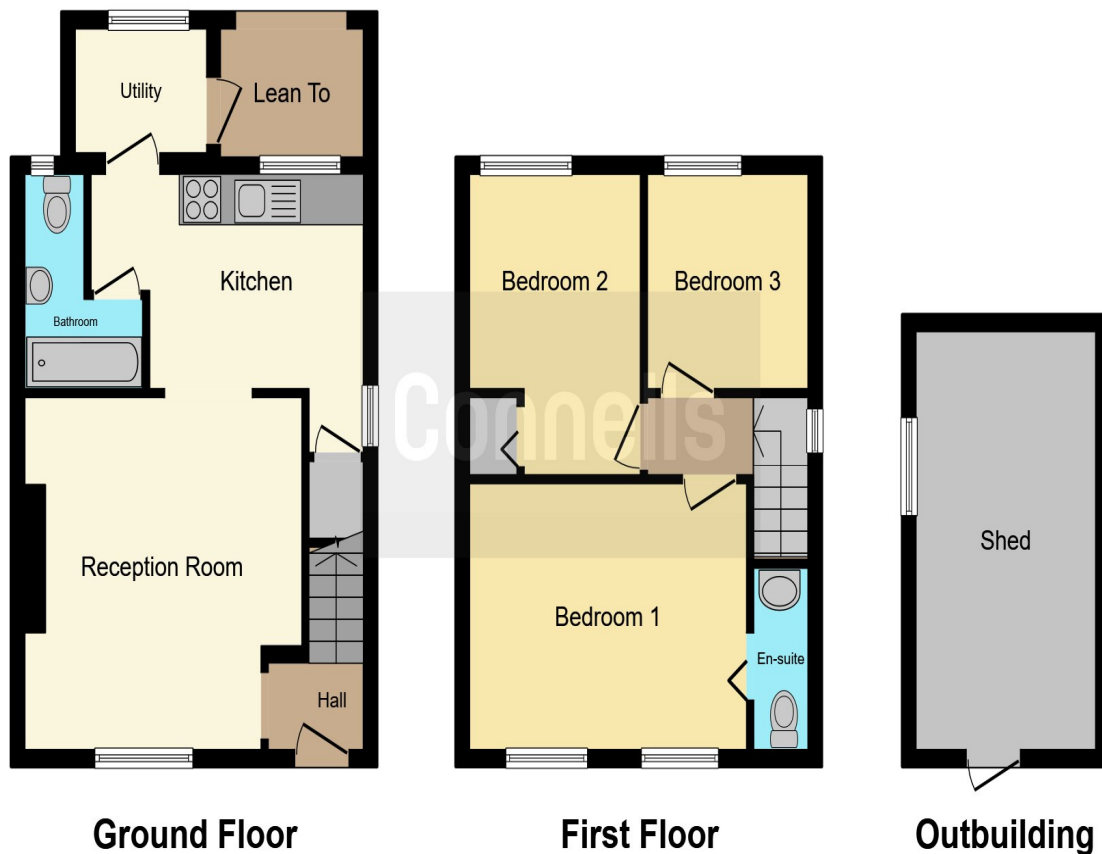
8' 4" x 7' 9" (2.54m x 2.36m)

With double glazed window to rear aspect, gas central heating radiator, ceiling light point

Rear Garden

To the rear a fantastic sized garden, laid to lawn with a useful outside wooden storage shed, side access gate and enclosed by fencing. To the side a path providing access to the front.





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: HER316022 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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