

for sale

offers in the region of

£250,000



Stephens Close Hereford HR4 0HU

Just 1.5 miles west of Hereford City Centre, this well-presented three-bedroom home offers spacious living and off-road parking for two vehicles. Situated in a convenient west-side location, it provides easy access in and out of the city.

Stephens Close Hereford HR4 0HU

Approach

Accessed via the dropped curb, the tarmac driveway offers parking for at least two vehicles, side access to rear garden through a gate and garage door giving access to garage.

To the front of the property there is also an EV charging point and power point.

Entrance Hall

Accessed via the double glazed door the entrance hall further offers a ceiling light point, central heating radiator and door leading to lounge.

Lounge

16' 3" x 14' 4" (4.95m x 4.37m)

With double glazed window to front aspect, gas central heating radiator, archway giving access to kitchen/dining room and stairs leading to the first floor.

Kitchen/Dining Room

14' 4" x 8' 10" (4.37m x 2.69m)

This kitchen offers a range of wall and base units, space for a cooker and stove, plumbing for a dishwasher, double gazed window to rear aspect. The kitchen/diner further benefits from central heating radiator, and a ceiling light point and access to the garden via double glazed door.

Landing

With a double glazed window to side aspect, access to loft and airing cupboard housing the hot water tan.

Bedroom One

12' 6" x 8' 1" (3.81m x 2.46m)

With double glazed window to front aspect, gas central heating radiator, built-in double wardrobe and ceiling light point.

Bedroom Two

9' 7" x 6' 1" (2.92m x 1.85m)

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



Bedroom Three

9' 7" x 6' 1" (2.92m x 1.85m)

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

Bathroom

With double glazed window to rear aspect, suite comprising panel enclosed bath with electric shower over, WC, wash hand basin, extractor fan and gas central heating radiator.

Garden

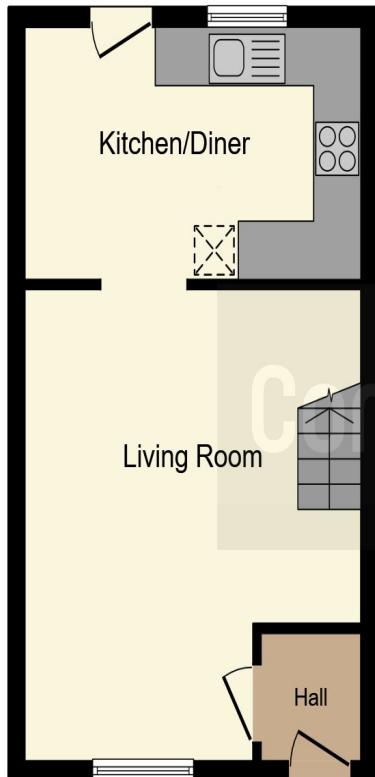
A south-facing garden laid to artificial lawn, decked patio. Offering outdoor power and enclosed by fencing.

Garage

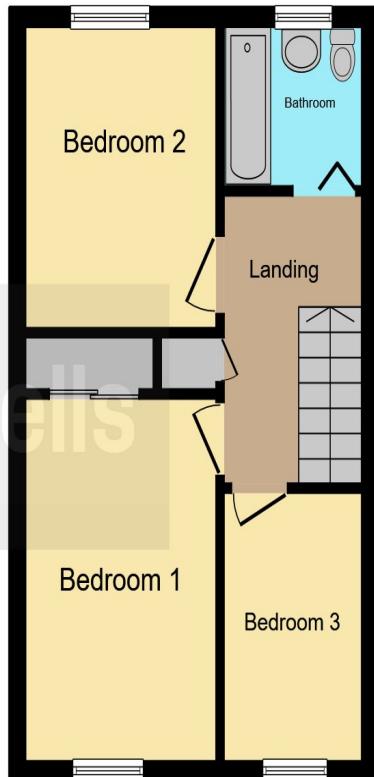
15' 8" x 8' 2" (4.78m x 2.49m)

With up and over door, power, lighting and side door giving from garden.





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

To view this property please contact Connells on

T 01432 267 511
E hereford@connells.co.uk

23 King Street
 HEREFORD HR4 9BX

Property Ref: HER312464 - 0014

Tenure:Freehold EPC Rating: D

Council Tax Band: C

view this property online connells.co.uk/Property/HER312464



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk