

for sale

£215,000



## Green Ash Close Hereford HR2 7UF

A beautifully modernised two-bedroom home, perfect for first-time buyers, investors, or those looking to downsize with recently fitted kitchen and bathroom suites. The property is situated in the residential neighbourhood of Belmont which is serviced by an array of amenities and also scenic walks.



# Green Ash Close Hereford HR2 7UF

## Approach

From the road is a path which leads to the front door there is a lawned area to the left hand side of the path with a mature tree to the front. To the right, a concrete driveway providing off road parking and access to garage. The door to the front gives access to:

## Entrance Hall

Double glazed door to front, central heating radiator, ceiling light point, stairs leading to the first floor landing and door to following.

## Open Plan Living Space

24' 8" x 11' 10" ( 7.52m x 3.61m )

Lounge Area: Double glazed window to front elevation, central heating radiator, under stairs storage, ceiling light point.

Kitchen Area: A fitted kitchen with wall and base units , one bowl sink and drainer, space for dishwasher, integrated electric oven, hob and cooker hood over, splash back tiling to walls, space for fridge freezer, central heating radiator, spotlights to ceiling, double glazed window to rear elevation and double glazed door to the rear giving access to the rear garden.

## Landing

Loft access, ceiling light point and doors to the following.

## Bedroom One

11' 8" x 8' 10" ( 3.56m x 2.69m )

Double glazed window to front elevation, built in wardrobe, storage cupboard over the stairs, central heating radiator and ceiling light point.

## Bedroom Two

10' 7" x 7' ( 3.23m x 2.13m )

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



## Bathroom

Modern white suite briefly comprising: bath with mixer taps and showerhead over, wash hand basin, low level W.C, fully tiled to walls, central heating radiator, ceiling light point and double glazed obscure window to rear elevation.

## Garage

8' 3" x 15' 11" ( 2.51m x 4.85m )

Plumbing for washing machine, Up and over doors with power and lighting.

## Agent Notes

The property benefits from solar panels. Contact agent for more information.







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](http://www.focalagent.com)

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Property Ref: HER315905 - 0006

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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