

for sale

£330,000



## Devereux Close HEREFORD HR1 1QR

A well-proportioned three/four-bedroom home in a sought-after area, close to local amenities. It features a spacious kitchen/diner, a generous living room, a modern bathroom and wet room, plus a converted garage offering flexible additional space.



# Devereux Close HEREFORD HR1 1QR

## Approach

Coming off the close, a dropped kerb gives access to the one-car driveway and a raised front garden.

## Entrance Hall

Entering the property through two double glazed, frosted, doors, you are greeted with space to hang coats and place shoes alongside an understairs storage cupboard as well as a ceiling light point and a central heating radiator.

## Lounge

11' 1" x 12' 7" Max ( 3.38m x 3.84m Max )

With double glazed windows to the front, a ceiling light point and a central heating radiator.

## Kitchen/Diner

20' 8" Max x 9' 7" ( 6.30m Max x 2.92m )

With mounted wall unit cabinets, alongside a metal wash basin, integrated gas cooker and double oven plumbing for a washing machine. The kitchen diner further benefits from double glazed French door and window to rear aspect as well as a central heating radiator and ceiling light point.

## Utility

A double glazed door to the side of the kitchen/diner gives access to the utility which comprises a single glazed door giving access to the garden a ceiling light point and houses the central heating boiler.

## Reception Room/Bedroom Four

11' 1" x 15' 8" Max ( 3.38m x 4.78m Max )

This additional reception/fourth bedroom can be access via an additional wooden door from the driveway or via the utility and boasts access to the wet room adjacent.

## Wet Room

double glazed window to the rear of the property, W.C, wash basin, electric shower, one ceiling light point, gas heated towel rail.





## Bedroom One

11' 2" x 9' 6" ( 3.40m x 2.90m )

Built in storage along the wall, ceiling light point , double glazed window facing the front of the property, gas heated radiator.

## Bedroom Two

9' 9" Max x 11' 10" ( 2.97m Max x 3.61m )

Fitted storage cupboard along the wall, double glazed window to the rear of the property, one ceiling light point, central heating radiator.

## Bedroom Three

8' 8" x 8' 1" ( 2.64m x 2.46m )

Fitted storage cupboard, double glazed window to the front of the property, gas radiator, one centre light point

## Family Bathroom

With a shower & bath cubicle, towel radiator, W.C, wash basin, frosted double glazed windows to the side and rear of the property, one centre light point.

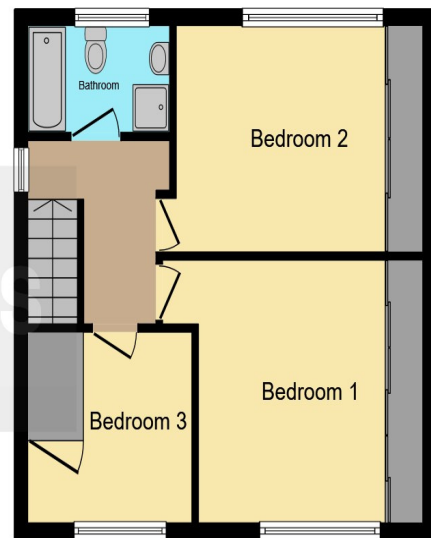
## Back Garden

With access off the utility room and kitchen/diner, this pleasantly sized rear garden offers a paved patio area with a storage shed and steps up to a grassed area.





**Ground Floor**



**First Floor**

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Property Ref: HER316101 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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