

for sale

£290,000



## Seaton Avenue, Hereford, HR1 1NN

Located in the highly popular residential area of Tupsley, this three bedroom semi-detached home offers a spacious ground floor layout, off road parking and a great size garden.



# Seaton Avenue Hereford HR1 1NN

## Entrance Hall

Ceiling light point, central heating radiator, stairs to first floor landing and doors to the following:

## Lounge

13' 10" into bay x 10' 10" max ( 4.22m into bay x 3.30m max )

Double glazed bay window to front, ceiling light point, central heating radiator and gas connection for potential fire place.

## Kitchen/Diner

7' 10" x 17' 9" ( 2.39m x 5.41m )

Wooden wall and base units, work tops over, one and a half bowl sink and drainer with mixer taps, space for American style fridge/freezer, plumbing for washing machine, space for Rayburn or double oven, cooker hood over, double glazed windows to rear and side aspects, two ceiling light points, central heating radiator and door to rear garden.





## Landing

Window to side elevation, ceiling light point and doors to the following:

## Bedroom One

13' 10" into bay x 10' 10" max ( 4.22m into bay x 3.30m max )

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

## Bedroom Two

12' 2" x 10' 3" max ( 3.71m x 3.12m max )

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

## Bedroom Three

6' 6" x 7' 11" ( 1.98m x 2.41m )

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

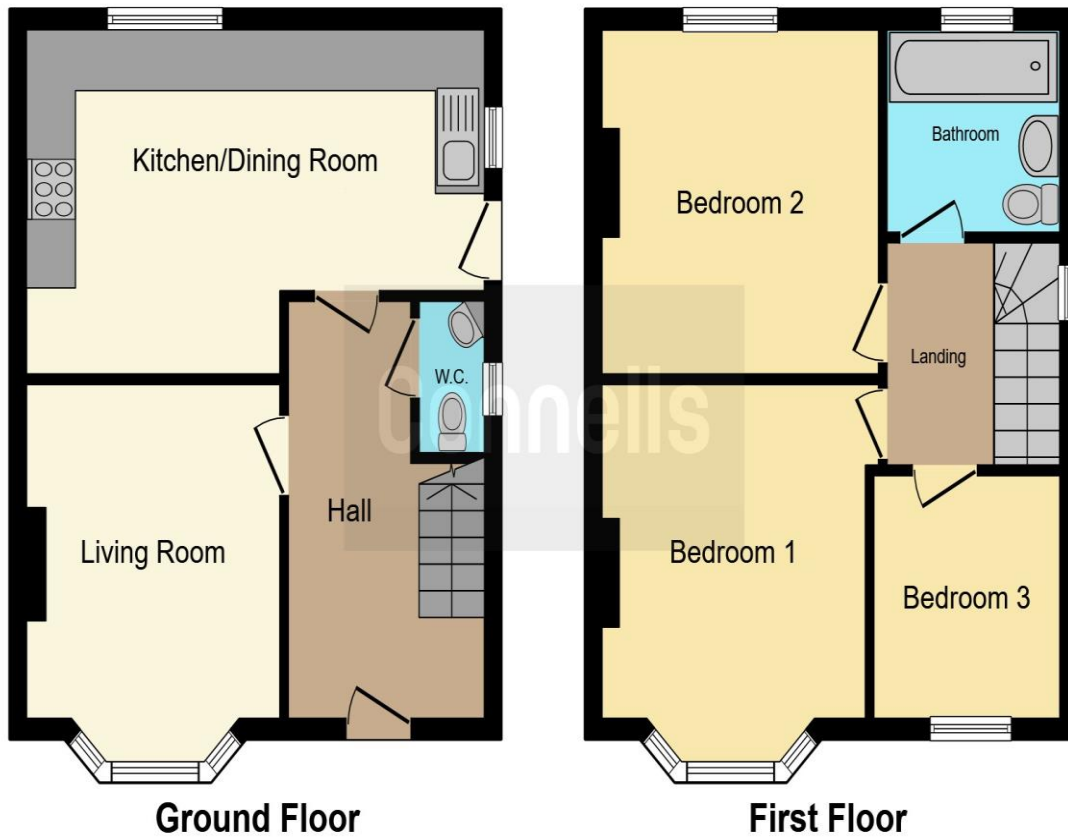
## Bathroom

Bath with shower over, low level WC, wash hand basin with vanity unit, window to rear and side elevations, ceiling light point, towel rail and splashback tiles.

## Garden

A spacious and enclosed rear garden, mainly laid to lawn with a small decking area perfect for outdoor dining and fencing at the borders. At the far rear of the garden you'll find a chicken coop and garden shed. There is also an outbuilding perfect for storage or workshop potential.





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: HER314824 - 0003

**Tenure:** Freehold

**EPC Rating:** Awaited

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