

for sale

offers in excess of **£240,000**



Staddlestone Circle Hereford HR2 6RH

This four bedroom mid terrace home is spread over three floors with the master bedroom and en-suite being on the top floor. Located just 1 mile away from Hereford City Centre this home offers access to a variety of amenities whilst also offering flexible living this lovely home is being sold with NO ONWARD CHAIN making it one you don't want to miss. Briefly comprising: entrance hall, downstairs cloakroom, kitchen, living room, first floor landing, two bedrooms, family bathroom, second floor landing, master bedroom with en-suite along with a box room, garden to the rear with allocated parking and a car port.

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Approach

Allocated parking and car port is positioned to the rear of the home, to the front you have a pathway leading to the front door with mature shrubs to the front and sides for the borders, The door to the front gives access to:

Entrance Hall

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

Downstairs Cloakroom

Double glazed obscure window to front elevation, central heating radiator, wash hand basin with vanity, low level WC and ceiling light point.

Lounge

17' 1" into bay x 14' 6" max (5.21m into bay x 4.42m max)

Double glazed French doors to the rear giving access to the rear garden, double glazed window to rear elevation, gas fire with feature surround, two central heating radiators, under stairs storage and ceiling light point.

Kitchen

11' 11" x 6' 5" (3.63m x 1.96m)

A fitted kitchen with wooden wall and base units with roll top work surfaces over, one and a half bowl sink and drainer with splash back tiling to walls, integrated electric oven and gas hob with cooker hood over, plumbing for washing machine, space for fridge freezer, central heating boiler, central heating radiator, double glazed window to front elevation and ceiling light point.

Landing

Ceiling light point, central heating radiator, stairs to second floor landing and doors to the following.



Bedroom Two

14' 5" max x 10' 5" (4.39m max x 3.17m)

Two double glazed windows to rear elevation, central heating radiator and ceiling light point.

Bedroom Three

13' 2" max x 10' 2" (4.01m max x 3.10m)

Two double glazed windows to front elevation, central heating radiator and ceiling light point.

Bathroom

A white suite briefly comprising: bath with mixer taps and showerhead over, wash hand basin with vanity, part tiling to walls, low level W.C, extractor fan, central heating radiator and ceiling light point.

Second Floor Landing

Ceiling light point and doors to the following.

Bedroom One

15' 1" x 13' 1" max (4.60m x 3.99m max)

Two double glazed windows to front elevation, central heating radiator, ceiling light point and door to en suite.

En Suite

A white suite briefly comprising: shower cubicle with glass door, wash hand basin with vanity, low level W.C, storage cupboard which houses the water tank, central heating radiator, ceiling light point and double glazed obscure window to side elevation.

Bedroom Four

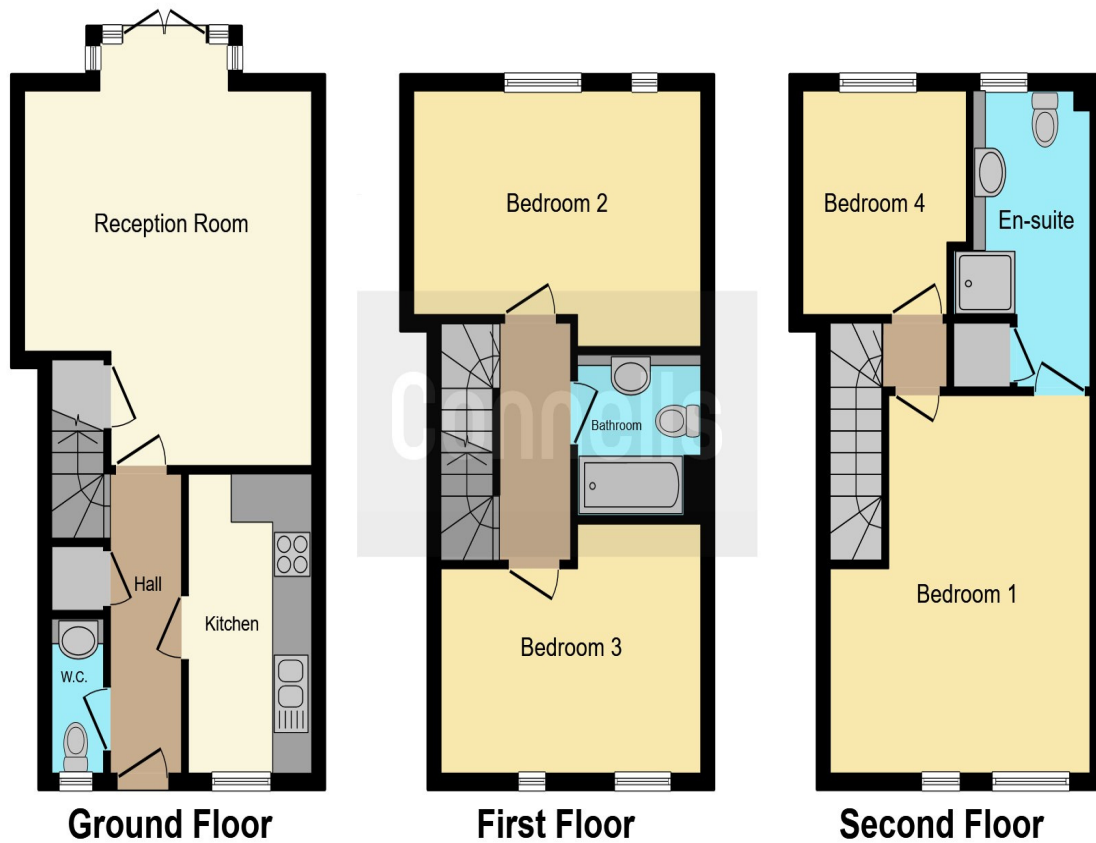
8' 7" x 8' 10" max (2.62m x 2.69m max)

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

Rear Garden

A slab paved area leading to the lawn with fencing to the boarders. To the end of the garden there is a gate giving access to the rear where there is allocated parking and car port.





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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Tenure: Freehold

EPC Rating: C

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