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For Sale

**£250,000**



## Cornewall Street Hereford HR4 0HE

This deceptively large home presents an ideal opportunity for First-Time Buyers and home movers alike. With an extensive floorplan including a range of family space, the home is located in the highly desirable area of Whitecross and benefits from being close to amenities and the city centre

# Cornewall Street Hereford HR4 0HE

## Entrance Hall

Accessed via a frosted single-glazed front door, the entrance hall is well-lit with a ceiling light point and benefits from a central heating radiator, providing a warm welcome to the home.

## Cloakroom

Fitted with a frosted double-glazed window to the side, the cloakroom comprises a wash hand basin and W.C., with a ceiling light point.

## Snug

A cosy and versatile room featuring a double-glazed bay window to the front, a fitted double storage cupboard, ceiling light point, and central heating radiator. Accessed via a single-glazed door from the hall.

## Lounge

A spacious living area with a double-glazed window overlooking the rear garden and a feature fireplace. Additional features include a single door from the hall, central heating radiator, two ceiling light points, and four wall light points.

## Dining Room

Ideal for entertaining, the dining room benefits from a double-glazed window and door leading out to the rear garden. The room includes a central heating radiator and four wall light points.

## Kitchen

The kitchen is fitted with a range of wall and base units and includes an integrated hob, cooker, and extractor. There is a double-glazed window to the side, under-cabinet spotlights, a sink unit, central heating radiator, and plumbing for a washing machine.

## Landing

The landing is well-lit with two staircase spotlights, a ceiling light point, and three wall light points. It includes a central heating radiator, loft access, an airing cupboard housing the central heating boiler, and an overhead double storage cupboard.



## Bedroom One

A generous double bedroom featuring a single-glazed sash window to the front, two central heating radiators, and a ceiling light point.

## Bedroom Two

A good-sized room with a double-glazed window to the rear, central heating radiator, ceiling light point, and loft access.

## Bedroom Three

A further bedroom with a double-glazed window to the rear, central heating radiator, and ceiling light point.

## Bathroom

Comprising a panelled bath with shower over, wash hand basin, and W.C. The bathroom also features six spotlights, a central heating radiator, heated towel rail, and wall-mounted storage units.

## Rear Garden

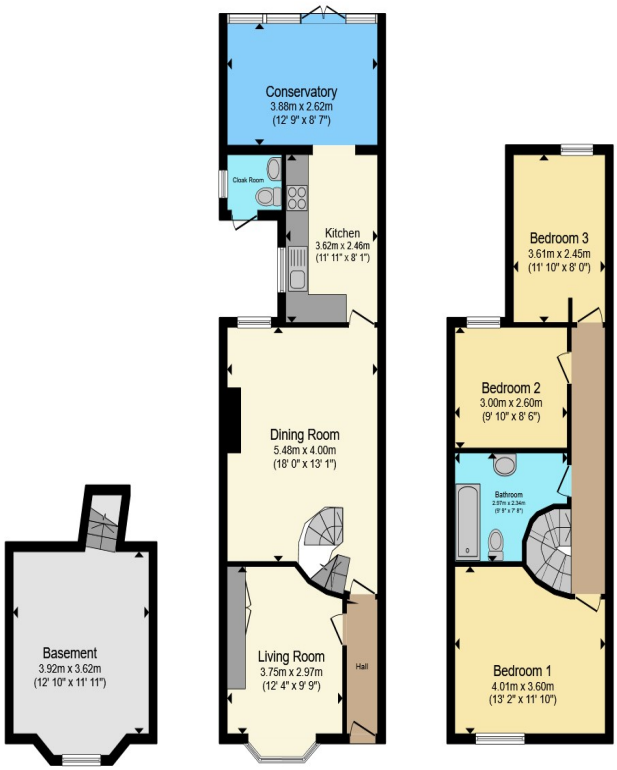
The rear garden offers a patio area accessed from the dining room, a small, decked seating area, and a fenced surround, with a pleasant green outlook beyond.












Total floor area 118.3 m² (1,273 sq.ft.) approx

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.propertybox.io

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Property Ref: HER316549 - 0010

Tenure:Freehold  EPC Rating: D

Council Tax Band: C

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