

for sale

£260,000



## Bonington Drive Hereford HR4 0RU

Being sold with NO ONWARD CHAIN, this three bedroom, property located in the sought after area of Hereford. The property benefits from being located close to both primary and secondary schools, shops, public houses and a reliable bus service into the city.

# Bonington Drive Hereford HR4 0RU

## Approach

Accessed via a dropped kerb to the driveway providing off-road parking and access to the garage.

## Entrance Hall

Accessed via the side of the property, with doors to both front and rear,

## Reception Hall

Central heating radiator, stairs leading to the first floor

## Lounge

With a central heating radiator, feature media wall and double-glazed sliding patio doors to the rear garden.

## Kitchen

Comprising a range of wall and base units with sink, oven with hob and cooker hood over, double glazed window to front aspect and space for fridge/freezer and dishwasher.

## Utility Room

Base units offering space and plumbing for washing machine.

## Shower Room

With suite comprising shower unit, wash hand, WC.



## First Floor Landing

With access to loft space and doors leading to:

### Bedroom One

With central heating radiator, double glazed window to rear aspect and range of fitted wardrobes.

### Bedroom Two

With central heating radiator, double glazed window to front aspect and range of fitted wardrobes.

### Bedroom Three

With central heating radiator, double glazed window to rear aspect.

## Bathroom

With suite comprising panelled bath with shower unit over, wash hand, WC, central heating radiator, and double glazed window to rear aspect.

## Rear Garden

To the rear of the property is a good sized paved patio area and with the rear garden facing west this offers an ideal suntrap. The remainder of the garden is mainly laid to lawn bordered by flowers and shrubs and enclosed by high fencing to maintain privacy. There is also a useful timber garden shed.

## Garage

With up and over door, power and light points.





Total floor area 94.4 m<sup>2</sup> (1,016 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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**T 01432 267 511**  
**E hereford@connells.co.uk**

23 King Street  
 HEREFORD HR4 9BX

Property Ref: HER316198 - 0003

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: B

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