

for sale

£240,000



Hunderton Road Hereford HR2 7AG

An extended four bedroom, end of terrace property located in the convenient Hunderton neighbourhood. Offering ideal family accommodation, front and rear gardens, a large garage and driveway parking.

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Approach

A drop curb giving access to the large driveway which leads up to the garage up and over doors. There is also a front facing patio enclosed by fencing and hedges and the door to the front.

Entrance Hall

A drop curb giving access to the large driveway which leads up to the garage up and over doors. There is also a front facing patio enclosed by fencing and hedges and the door to the front.

Lounge

11' 6" x 10' 4" (3.51m x 3.15m)

Double glazed French doors to the front leading to the front patio, log burner fireplace and ceiling light point.

Dining Room

15' 5" x 7' 9" (4.70m x 2.36m)

Double glazed window to side aspect, ceiling light point, central heating radiator and door giving access to the kitchen.

Kitchen

11' 8" x 10' 2" (3.56m x 3.10m)

A fitted kitchen with wooden wall and base units and roll top work surfaces over, one bowl sink and drainer, splash back tiling to walls, integrated oven, grill, electric hob and cooker hood over,

space for tumble dryer, plumbing for washing machine, plumbing for dish washer, space for fridge freezer, corner pantry unit, double glazed window to rear and spotlights with a double glazed door to the rear giving access to the rear garden and a further door leading to the downstairs W.C.

Cloakroom

Low level WC, wash hand basin, central heating radiator, ceiling light point and double glazed obscure window to side .

Landing

Double glazed window to side elevation and airing cupboard housing the central heating boiler, ceiling light point and doors leading to:

Bedroom One

10' 2" Max x 11' 1" Into Wardrobe (3.10m Max x 3.38m Into Wardrobe)

Double glazed window to front elevation, ceiling light point, radiator and built in wardrobes.

Bedroom Two

10' 11" max x 8' 5" (3.33m max x 2.57m)

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



Dressing Room

7' x 6' 3" (2.13m x 1.91m)

Ceiling light point, storage cupboard and door to bedroom two.

Bedroom Three

7' 3" x 10' 5" (2.21m x 3.17m)

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

Bedroom Four

9' 10" x 8' 8" (3.00m x 2.64m)

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

Bathroom

Bath with shower over, wash hand basin, WC, part tiling to walls, radiator, ceiling light point and double glazed obscure window to side elevation.

Rear Garden

Courtyard style rear garden enclosed by fencing with a door to garage and gate to front.





Ground Floor

First Floor

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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Property Ref: HER316114 - 0011

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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