

for sale

£204,500



Goodrich Grove HEREFORD HR2 7DB

A modern, well presented two bedroom semi-detached property located in the popular residential location just set back from the Belmont road opposite the three counties hotel. Early viewing is highly recommended to avoid disappointment.

Goodrich Grove HEREFORD HR2 7DB

Approach

Double glazed door to front, central heating radiator, ceiling light point, stairs leading to the first floor landing and doors to the following.

Entrance Hall

Double glazed door to front, central heating radiator, ceiling light point, stairs leading to the first floor landing and doors to the following.

Cloakroom

A low-level W.C, wash hand basin, part tiling to walls extractor fan and ceiling light point.

Lounge

13' 1" x 11' 8" (3.99m x 3.56m)

Double glazed French doors to rear giving access to the rear garden, central heating radiator and ceiling light point.

Kitchen

14' 4" max x 9' 10" max (4.37m max x 3.00m max)

A fitted kitchen with soft close wall and base units and roll top work surfaces one and a half bowl sink and drainer, integrated oven and induction hob with cooker hood over plumbing for washing machine and dish washer, integrated fridge freezer, central heating radiator, double glazed window to front elevation and door leading to the lounge



First Floor Landing

Loft access, central heating radiator, ceiling light point and doors to the following.

Bedroom One

13' max x 10' 1" max (3.96m max x 3.07m max)

Double glazed window to front elevation, central heating radiator, built in storage housing the central heating boiler and ceiling light point.

Bedroom Two

11' x 8' 8" (3.35m x 2.64m)

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

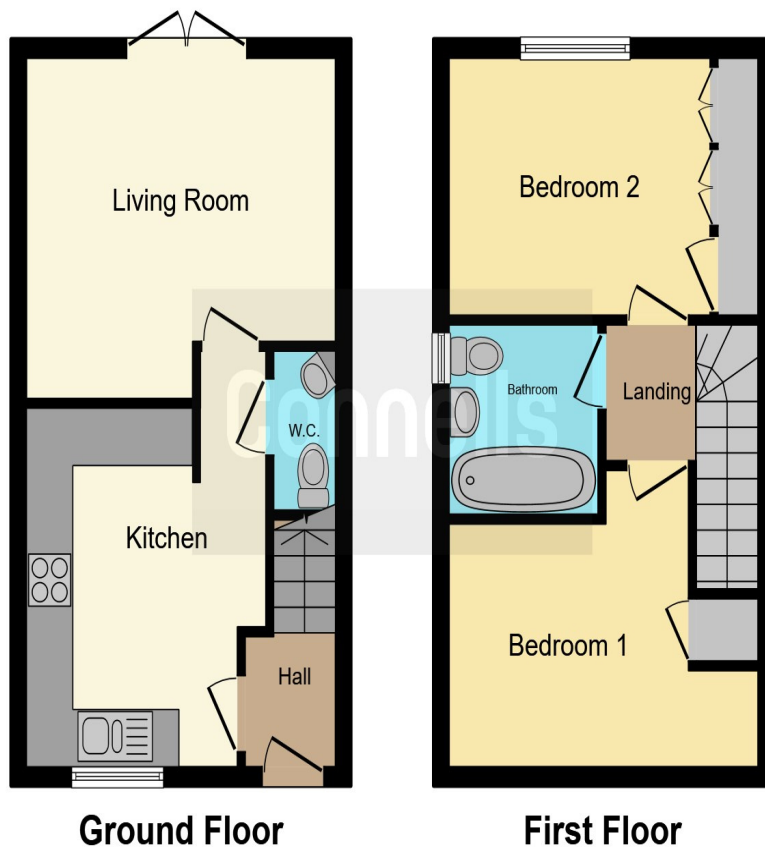
Bathroom

Modern white suite briefly comprising: bath with mixer taps, shower over head, wash hand basin, part tiling to walls, low level WC, central heating radiator, extractor fan, ceiling light point and double glazed obscure window to side elevation.

Rear Garden

A slab paved area leading to the good size lawn which is perfect for growing families to enjoy. There is fencing to the borders and a side gate giving access back to the front of the home.





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: HER315742 - 0005

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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