

for sale

£275,000



## Ryeland Lane Kingstone HEREFORD HR2 9TS

Offering an ideal opportunity for First-Time Buyers and Home-Movers is this very-well presented throughout three bedroom semi-detached family home situated in the popular South Herefordshire Village of Kingstone. The home boasts an en-suite shower room, downstairs w.c and much more.

# Ryeland Lane Kingstone HEREFORD HR2 9TS

## Entrance Hall

A welcoming entrance hall featuring two ceiling light points, a central heating radiator and useful under-stairs storage.

## Cloakroom

Fitted with a wash hand basin and low-level W.C. Having a central heating radiator and ceiling light point.

## Lounge

A spacious reception room with double glazed French doors leading to the rear garden and a further double glazed window to the rear elevation. Benefiting from two central heating radiators and a ceiling light point.

## Kitchen

Fitted with a range of wall and base units housing the boiler, together with an integrated double oven, hob and extractor hood. Incorporating a wash hand basin, plumbing for a washing machine and space for a fridge freezer. A double glazed window overlooks the front elevation and six spotlights provide ample lighting.

## Landing

With loft access and a useful built-in storage wardrobe. Providing access to the first-floor accommodation.

## Bedroom One

A well-proportioned double bedroom featuring a double glazed window to the rear elevation, built-in wardrobe, central heating radiator and ceiling light point.

## En-Suite

Comprising a shower cubicle with fitted shower, wash hand basin and low-level W.C. Also benefiting from a central heating radiator and two spotlights.

## Bedroom Two

With a double glazed window to the front elevation, central heating radiator and ceiling light point.



### Bedroom Three

Featuring a double glazed window to the rear elevation, central heating radiator and ceiling light point.

### Bathroom

Fitted with a panelled bath incorporating a shower above, wash hand basin and low-level W.C. Having a frosted double glazed window to the front elevation, central heating radiator and two spotlights.

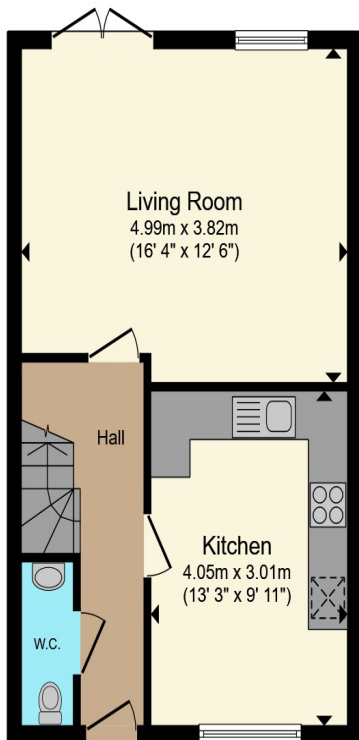
### Front Garden

A low-maintenance frontage with a small lawned area and paved pathway leading from the roadside to the property.

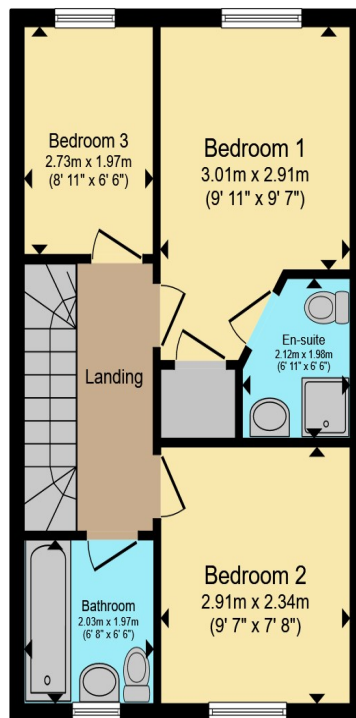
### Rear Garden

Enjoying a private patio seating area with a lawned garden beyond, together with a substantial storage shed providing excellent external storage.





**Ground Floor**



**First Floor**

Total floor area 83.5 m<sup>2</sup> (899 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: HER316572 - 0005

Tenure:Freehold EPC Rating: B

Council Tax Band: B

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