



10 BREINTON ROAD  
HEREFORD HR4 0JX

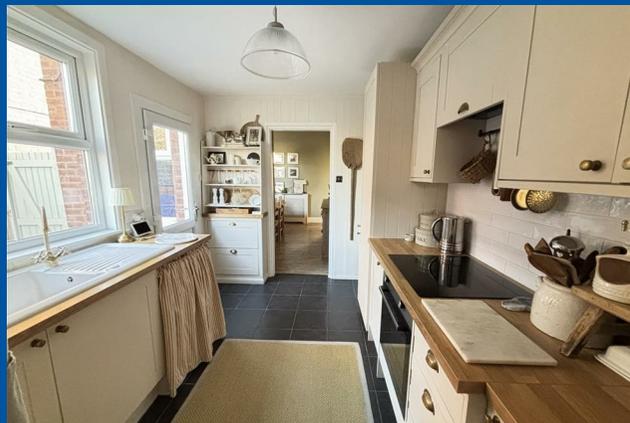
£295,000  
FREEHOLD

Within easy reach of the city centre an impressive 3 bedroom Victorian house with 2 reception rooms, kitchen and useful cellar, stylishly decorated throughout, good sized rear garden. MUST BE VIEWED!



# 10 BREINTON ROAD

- Victorian end terrace
- 3 spacious bedrooms
- Two cosy reception rooms
- Stylishly decorated throughout
- Useful cellar for storage
- Good sized rear garden
- Easy reach of city centre
- Located on Breinton Road
- Older property with character
- Viewing highly recommended



## Recessed Porch

With double glazed entrance door through to the

## Reception Hall

With exposed floor boards, radiator with decorative cover, ornate arch, dado rail, carpeted staircase to the first floor and door to the

## Living Room

A welcoming living room features a bay window that allows natural light to fill the space. It is arranged with two sofas flanking a central coffee table and has a charming fireplace as a focal point, accompanied by built-in shelving units on either side of the chimney breast. Soft, neutral tones create a cosy and inviting atmosphere.

## Dining Room

This dining room provides a traditional feel with its wood flooring and a prominent fireplace framed by a simple surround. There is a large wooden table with seating for six, set against a backdrop of floor-to-ceiling painted cabinetry and a built-in dresser offering practical storage and display space.

## Kitchen

The kitchen has a classic, homely feel with cream cabinetry and a mix of work surfaces. It benefits from two windows and a door that leads out to the rear garden, creating a bright and airy feel. The black tiled flooring complements the neutral tones of the kitchen units, and there is space for basic appliances and an ample sink area beneath one window.

## Bathroom

The bathroom is neatly arranged with white fixtures including a bathtub with a mounted shower, a toilet, and a small frosted window providing privacy while allowing natural light. The walls are predominantly tiled with white subways, contrasting with the darker floor tiles for a clean, modern look.

## WC

A separate WC cloaked in decorative wallpaper and half wood panelling features a traditional toilet with a wooden seat and a small shelf area, creating an appealing blend of classic and practical design.

## Landing

The first-floor landing is bright and airy, carpeted in a neutral shade with traditional white balustrades. It provides access to all the bedrooms and the bathroom, featuring tasteful wall decor and classic skirting boards.

## Bedroom 1

The master bedroom is comfortably spacious, with twin windows providing garden views and plenty of natural light. It features an elegant fireplace and a wall fitted with built-in wardrobes offering excellent storage space. The room is carpeted in a soft neutral colour, enhancing the warm ambiance.

## Bedroom 2

Bedroom 2 is a well-proportioned room featuring a single window that illuminates the space. The room has a traditional cast iron fireplace and is carpeted for

added comfort, with neutral walls making it easy to personalise.

### Bedroom 3

This generously sized bedroom has a window overlooking the rear garden and includes a charming fireplace. The carpeted floor and neutral walls offer a calm and restful environment.

### Part Converted Cellar

The part converted cellar features a window and shelving units, and it is currently used as a useful storage or utility space. It has a practical, unfinished feel with concrete flooring and painted walls, ideal for a variety of uses.

### Rear Garden

The rear garden is a delightful space, offering a mix of paved and gravelled areas perfect for outdoor seating and entertaining. A lawn stretches towards the back where a garden shed and mature trees provide charm and privacy. Borders are neatly maintained, adding to the garden's appeal.

### Outgoings

Water and drainage rates are payable.

### Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

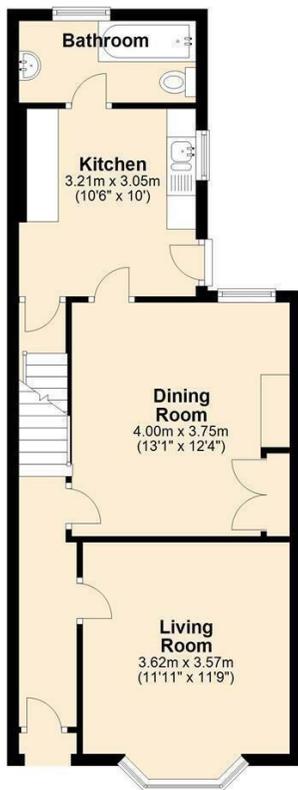
### Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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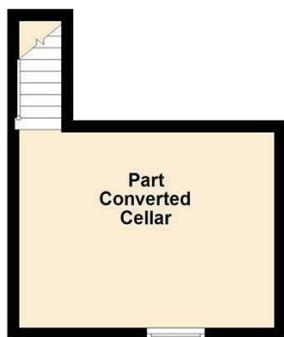
**Ground Floor**  
Approx. 50.7 sq. metres (545.4 sq. feet)



**First Floor**  
Approx. 46.5 sq. metres (500.5 sq. feet)

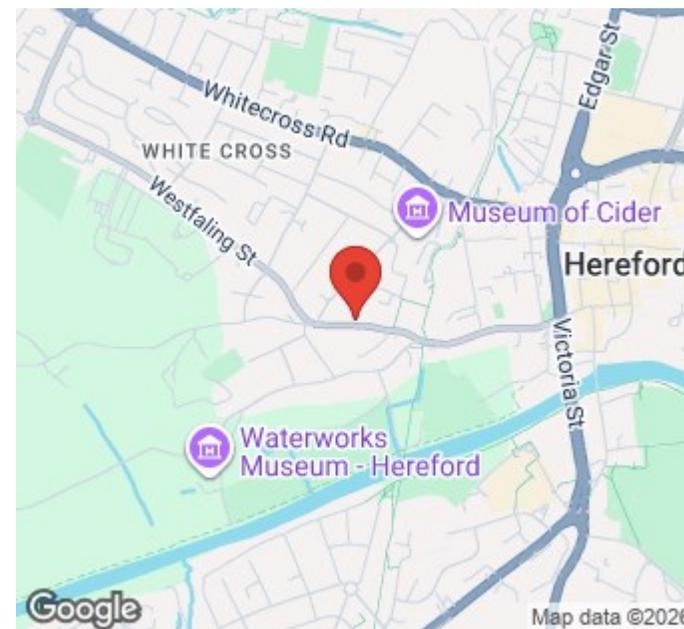


**Basement**  
Approx. 16.1 sq. metres (173.4 sq. feet)



Total area: approx. 113.3 sq. metres (1219.3 sq. feet)

These Plans are for Identification and Reference Only.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: D Council Tax Band: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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