

for sale

£165,000



## Merryhill Crescent Hunderton Hereford HR2 7AH

Situated in this popular residential location to the South of Hereford City this mid terraced family home with a great amount of potential. This home is being sold with NO ONWARD CHAIN.

# Merryhill Crescent Hunderton Hereford HR2 7AH

## Approach

Lawned garden with path leading to the front door and side access path and gate giving access to the rear garden. Front door leading to:

## Entrance Hall

Double glazed window to front aspect, stairs to the first floor, storage cupboard.

## Lounge

With Double glazed bay window to front aspect, storage cupboard.

## Kitchen

Double glazed window to rear aspect, range of wall and base units, stainless steel sink drainer.

## Cloakroom

Double glazed window to rear aspect & WC.

## Landing

Double glazed window to rear aspect, access hatch to loft space, airing cupboard.

## Bedroom One

Double glazed window to front aspect, storage cupboard.

## Bedroom Two

Double glazed window to front aspect.

## Bedroom Three

Double glazed window to rear aspect.

## Bathroom

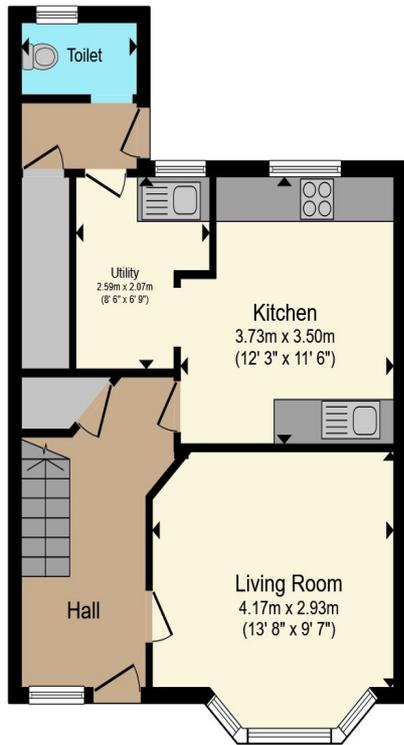
Double glazed window to rear aspect. Suite comprising bath with mixer tap, WC and wash hand basin.

## Rear Garden

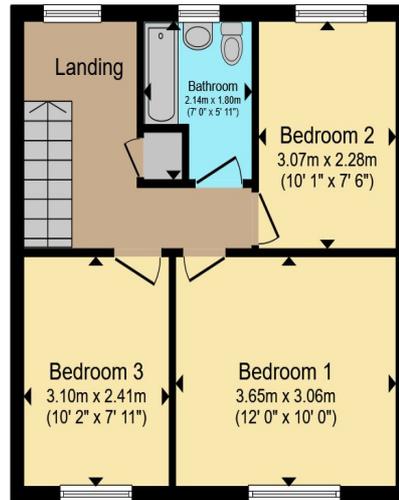
A patio leading to the main garden which is laid to lawn. The garden is enclosed by fencing and has the added benefit of two storage sheds and an outside tap. There is a side access path and gate giving access to front of the property.







**Ground Floor**



**First Floor**

Total floor area 86.1 m<sup>2</sup> (927 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](http://www.propertybox.io)



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**T 01432 267 511**  
**E [hereford@connells.co.uk](mailto:hereford@connells.co.uk)**

23 King Street  
 HEREFORD HR4 9BX

Property Ref: HER316241 - 0002

Tenure:Freehold EPC Rating: F

Council Tax Band: B

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