

for sale

offers over **£300,000**



Rotherwas Close Hereford HR2 6RG

Located in a quiet cul de sac on the southern outskirts of the City Centre, this four bedroom detached property has been recently redecorated throughout. Further benefiting from an integral garage, great size rooms, downstairs W.C and a spacious rear garden.

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Entrance Hall

Ceiling light point, radiator, integral door to garage and stairs to first floor landing.

Cloakroom

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

Lounge

10' 6" x 15' 9" (3.20m x 4.80m)

With hard flooring throughout, double glazed window to front, ceiling light point and radiator.

Dining Room

8' 5" x 10' 8" (2.57m x 3.25m)

Ceiling light point, radiator, double doors to patio and archway into kitchen.

Kitchen

8' 5" x 10' 8" (2.57m x 3.25m)

Fitted wall and base units with roll top work surfaces, one bowl sink and drainer, panelled splashbacks, integrated oven and gas hob with cooker hood over, space for fridge/freezer, plumbing for washing machine, ceiling light point and double glazed window to rear.

Landing

Radiator, double glazed window to side elevation, ceiling light point and hatch to part boarded loft.

Bedroom One

9' 10" x 12' 8" (3.00m x 3.86m)

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

Bedroom Two

8' 11" x 11' 10" (2.72m x 3.61m)

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

Bedroom Three

9' 11" x 7' 3" (3.02m x 2.21m)

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

Bedroom Four

7' 9" x 10' 7" (2.36m x 3.23m)

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



Bathroom

Bath with mixer taps, overhead shower, hand wash basin, WC, tiled splash backs, double glazed obscure window to side elevation, ceiling light point and radiator.

Rear Garden

A spacious and private rear garden, mainly laid to lawn with patio, shrubs, outside tap and fencing to the borders with side gate to front.

Integral Garage

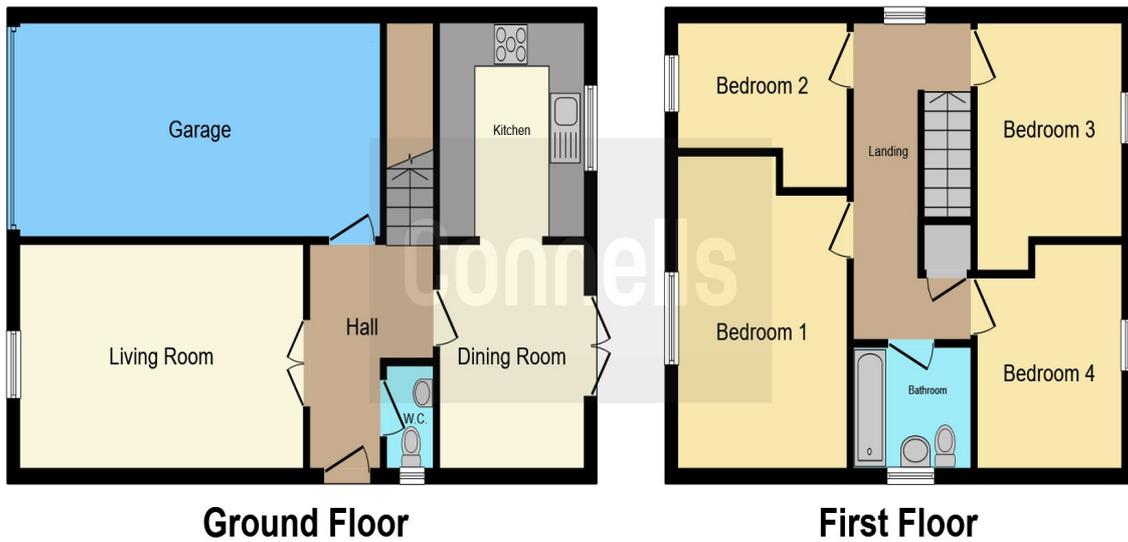
16' 10" x 9' 2" (5.13m x 2.79m)

Stable doors to front, ceiling light point, electrical points and further integral door to inner hall.

Agent Notes

Please be advised that a brand new boiler has been installed, since the last EPC rating was taken.





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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23 King Street
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Property Ref: HER316103 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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