

for sale

£235,000



## Coleridge Crescent Hereford HR4 0QH

Offered with no onward chain, this home is set in a sought-after area close to schools, transport links and local amenities. Spacious throughout, it's an ideal choice for buyers seeking a stylish and comfortable property in a convenient location.



# Coleridge Crescent Hereford HR4 0QH

## Approach

A drop curb giving access to the stoned driveway with a side gate giving access to the rear garden. There is fencing to the borders and the door to the front gives access to:

## Entrance Hall

Double glazed obscure door and window to front, central heating radiator, stairs leading to the first floor landing, ceiling light point and door leading to:

## Lounge

20' x 11' 11" ( 6.10m x 3.63m )

Double glazed window to front elevation, double glazed French doors to rear giving access to the rear garden, two central heating radiators and ceiling light point.

## Kitchen

11' 1" x 7' 3" ( 3.38m x 2.21m )

A fitted kitchen with wooden wall and base units and roll top work surfaces over, one and a half bowl sink and drainer, integrated oven, microwave, electric hob and cooker hood over, plumbing for washing machine, ceiling light point, double glazed window to rear elevation and door leading to the utility room.

## Utility Room

17' 10" x 5' 10" max ( 5.44m x 1.78m max )

Double glazed door to rear giving access to the rear garden, double glazed obscure window to front elevation, space for fridge freezer, central heating radiator, ceiling light point and storage cupboard.



## First Floor Landing

Airing cupboard which houses the central heating boiler, ceiling light point and doors to the following.

## Bedroom One

12' 1" x 11' 9" max ( 3.68m x 3.58m max )

Double glazed window to front elevation, central heating radiator, built in wardrobes and ceiling light point.

## Bedroom Two

11' 9" x 8' 10" ( 3.58m x 2.69m )

Double glazed window to front elevation, central heating radiator, built in wardrobes and ceiling light point.

## Bedroom Three

9' x 7' 5" ( 2.74m x 2.26m )

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

## Bathroom

A white suite briefly comprising: bath with mixer taps and shower head over, wash hand basin, part tiling to walls, central heating radiator, spotlights to the ceiling and double glazed obscure window to rear elevation.

## Separate W.C

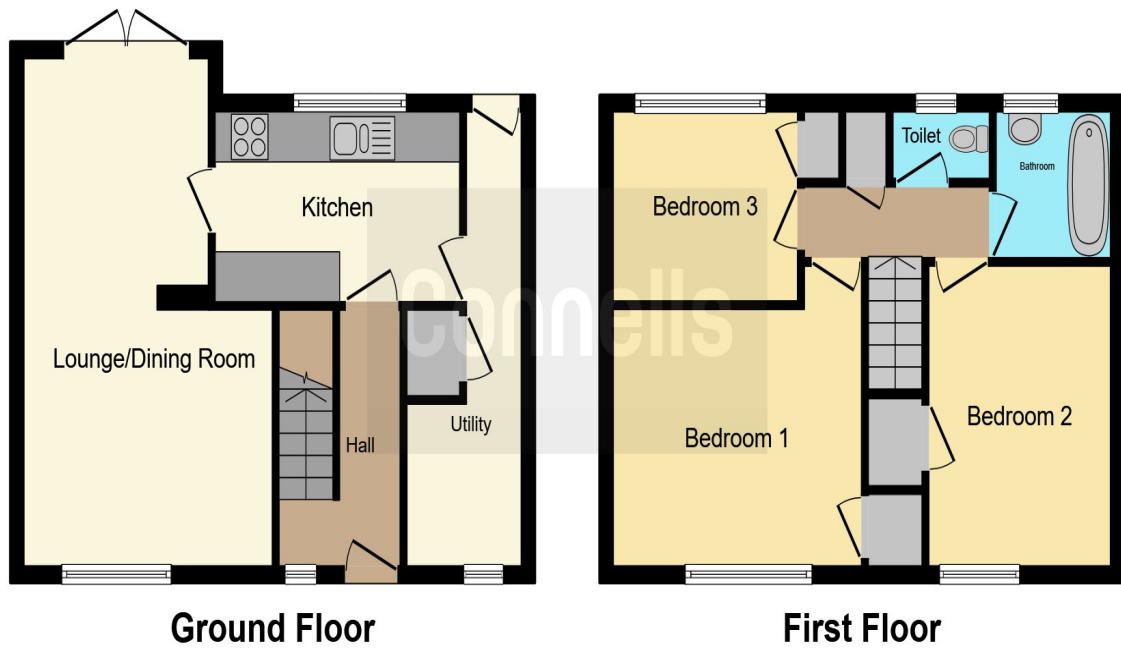
Low level WC, ceiling light point and double glazed window to rear elevation.

## Rear Garden

A great size rear garden which is mainly laid to lawn with an area to the end which is decked and is a perfect area for entertaining guests. There are Mature shrubs and fencing to the borders and a side gate which gives access back to the front of the home.







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**E [hereford@connells.co.uk](mailto:hereford@connells.co.uk)**

23 King Street  
 HEREFORD HR4 9BX

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Council Tax Band: B

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