

for sale

£280,000



## Church Road Hereford HR1 1RT

This three bedroom property has a lot of potential to be a beautiful, modernised home. With a spacious garden, glass room, garage and driveway this is ideal for first time buyers, investors or home movers.

In a perfect location for convenience and growth this property is ready to become a home.

# Church Road Hereford HR1 1RT

## Entrance Porch

Front door leading from the driveway, secondary door into hall, one ceiling light point, dual aspect windows to the side and front of the property.

## Entrance Hall

Ceiling light point, central heating radiator.

## Lounge

11' 5" x 15' 4" ( 3.48m x 4.67m )

Window to the front of the property, double doors leading to the dining room, central heating radiator, gas fireplace, one ceiling light point.

## Dining Room

10' 10" x 9' 6" ( 3.30m x 2.90m )

Doors to the rear garden/glass house, central heating radiator, one ceiling light point.

## Kitchen

10' 9" x 9' 6" ( 3.28m x 2.90m )

Range of wall & base units, stainless steels sink, windows to the rear of the property, space for a cooker, space for a washing machine.

## Landing

Window to the side of the property, access to loft via hatch, one ceiling light point.

## Bedroom One

13' 8" x 9' 11" ( 4.17m x 3.02m )

Window to the front of the property, airing cupboard housing emersion tank, built in storage cupboard, central heating radiator, one ceiling light point.



## Bedroom Two

10' 10" x 9' 11" ( 3.30m x 3.02m )

Window to the rear of the property, central heating radiator, one ceiling light point, built in wardrobe with shelves and rails, smoke alarm.

## Bedroom Three

9' 8" x 7' 2" ( 2.95m x 2.18m )

Window to the front of the property, over stairs box, central heating radiator, one ceiling light point.

## Bathroom

Window to the rear of the property, bathtub, sink with unit underneath, W.C, central heating radiator.

## Front Garden

Paved driveway giving access to garage, walled garden border, mature shrubs.

## Rear Garden

walled & fenced borders, slabbed patio area, pond with bridge over the top, shed, two animal coops.

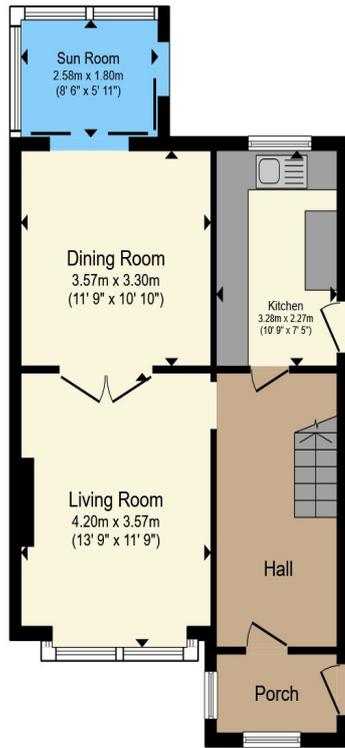
## Parking

Driveway for one car/ two small cars

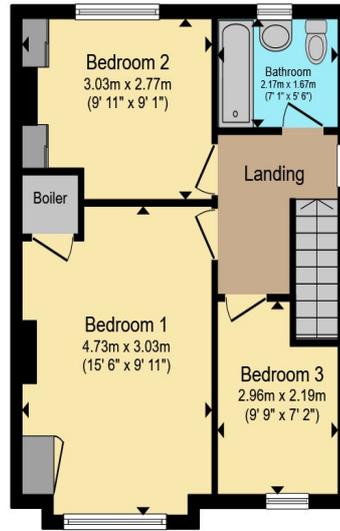
## Garage

Door leading to front, door leading to kitchen, no lights but small electric fuse box.





**Ground Floor**



**First Floor**

Total floor area 97.0 m<sup>2</sup> (1,044 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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**T 01432 267 511**  
**E hereford@connells.co.uk**

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Property Ref: HER316200 - 0009

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: C

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