

for sale

£500,000



Upper Field Close Hereford HR2 7SW

A well-appointed, established and private home boasting five bedrooms, three bathroom's including two en-suites, double garage, large driveway in a quiet cul-de-sac location south of Hereford City. With front and rear gardens, this home is ideal for families and those looking to upsize.

Upper Field Close Hereford HR2 7SW

Approach

To the front of the property is a tarmacadam driveway providing off-road parking for several vehicles and giving access to the double garage.

Lounge

With double-glazed window to front, double-glazed sliding patio doors to rear garden, electric fire with decorative surround and two radiators.

Snug

With double-glazed French doors opening onto the rear garden, radiator and opening through to the kitchen/breakfast room.

Kitchen/Dining Room

Fitted with a range of wall and base units with drawers, integrated fridge/freezer, dishwasher and built-in microwave. Work surfaces incorporating a 1½ bowl inset sink unit, four-ring gas hob with extractor hood over and double oven beneath. Double-glazed window and door leading to:

Utility Room

With double-glazed door to side, work surface with inset sink, base unit, under-counter space and plumbing for washing machine and tumble dryer, wall-mounted unit housing the central heating boiler, and radiator.

Cloakroom

Fitted with low-level WC, wash hand basin, radiator, tiled flooring and double-glazed frosted window.

First Floor Landing

With access hatch to loft space, airing cupboard housing hot water cylinder.

Bedroom One

with double-glazed window, two built-in double wardrobes, radiator, and door to:



En Suite

Shower cubicle, low-level WC, wash hand basin, heated towel rail, radiator, and double-glazed frosted window.

Bedroom Two

with double-glazed window, built-in triple wardrobe, radiator, fitted carpet and door to:

En Suite

shower cubicle, low-level WC, wash hand basin and radiator.

Bedroom Three

with double-glazed window, built-in double wardrobe, TV aerial point, power points and radiator .

Bedroom Four

with double-glazed window and radiator

Bedroom Five

With double-glazed window and radiator

Family Bathroom

Fitted with panelled bath, low-level WC, pedestal wash hand basin, heated towel rail, radiator and double-glazed frosted window.

Rear Garden

Comprises a paved patio seating area and a lower lawn with established shrub borders. External lighting and a water tap are also provided.

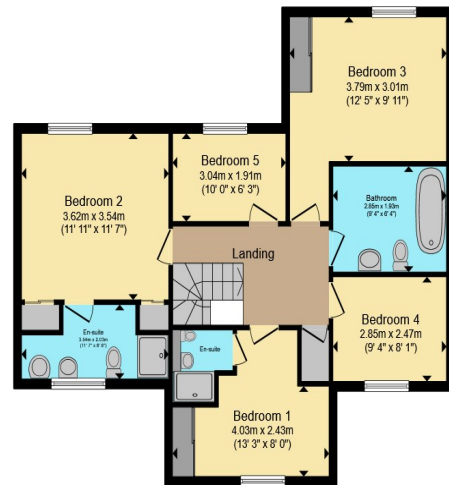
Double Garage

With up-and-over doors, door to rear garden and power and lighting.





Ground Floor



First Floor

Total floor area 192.3 m² (2,070 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

Connells

To view this property please contact Connells on

T 01432 267 511
E hereford@connells.co.uk

23 King Street
 HEREFORD HR4 9BX

Property Ref: HER316660 - 0004

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: F

view this property online
connells.co.uk/Property/HER316660



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk