Connells

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for sale

£260,000



Beaufort Avenue Hereford HR2 7QE

A well-proportioned three-bedroom semi-detached home offering excellent potential for modernisation and future value enhancement. The property benefits from a recently updated kitchen, a bathroom fitted approximately eight years ago, and a gas boiler that is just one year old. An ideal family home,

Beaufort Avenue Hereford HR2 7QE

Approach

To the front of the property is a driveway providing off-road parking which leads to a covered car port. Beyond the car port is a useful workshop benefiting from power and lighting. Path leads to the front door giving access to the property.

Porch

A useful entrance porch accessed via a door from the driveway and surrounded by windows, Door opening into the entrance hall.

Entrance Hall

Stairs rising to the first floor, radiator, door to living room and decent storage cupboard.

Living Room

Window to the front aspect, feature fireplace, radiator, opening through to the kitchen/dining area.

Kitchen/Diner

A spacious and sociable room fitted with a range of wall and base units, work surfaces and sink unit with built in washer/dryer, dishwasher and sliding patio doors opening onto the rear garden.

Landing

Access to loft space, airing cupboard (if applicable), doors to all principal rooms.

Bedroom One

Window to the front aspect, radiator.

Bedroom Two

Window to the rear aspect, radiator.

Bedroom Three

Window to the front/rear aspect, radiator. Currently used as a sewing room, with built in desk .



Family Bathroom

Suite comprising shower, wash hand basin, low-level WC, and obscured window. A airing cupboard housing the 1 year old Worcester Bosch boiler.

Rear Garden

The enclosed rear garden enjoys a good degree of privacy and offers a combination of patio and lawned areas, making it an ideal space for outdoor dining, entertaining, and family enjoyment.

Workshop

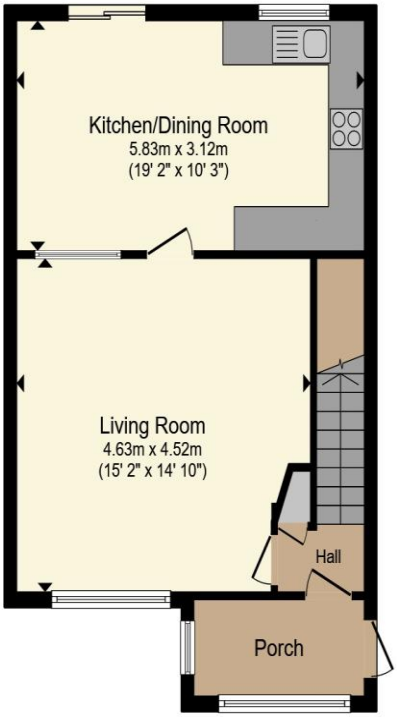
Beyond the car port is a useful workshop benefiting from power and lighting.

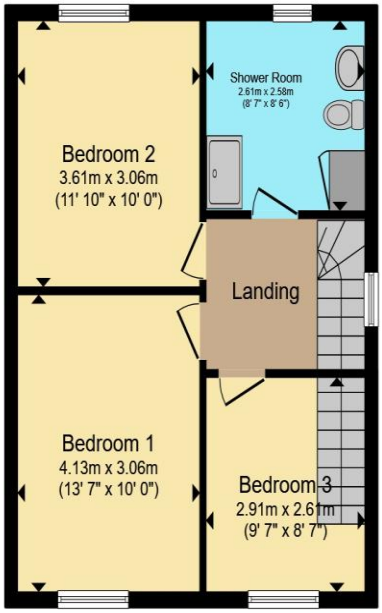


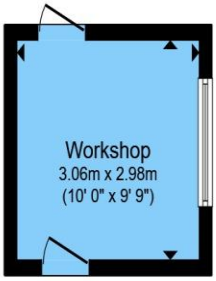












Ground Floor **First Floor** **Outbuilding**

Total floor area 94.3 m² (1,015 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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23 King Street
HEREFORD HR4 9BX

Property Ref: HER316866 - 0007

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: C

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