

# 10 WHITEFRIARS ROAD

£280,000



“A stylish, 3-bedroom property in a convenient location”

Hereford, Herefordshire

This beautifully presented, three-bedroom, semi-detached property is tucked away from the main road in a quiet cul-de-sac. The home has been tastefully upgraded and decorated throughout - making it ready to move in, immediately.

- Beautifully presented throughout
- 3-bed semi-detached
- Off-road parking
- Garage
- Generous rear garden
- Popular, convenient location



The reception hallway includes a dedicated recess for coats and shoes, with stairs leading to the first floor and a door opening into a stylish sitting room.

The sitting room is well-proportioned and has a large window to the front, filling the space with light.

The kitchen/dining room is situated to the rear. There is ample space for a dining table for mealtimes and entertaining friends and family. A set of French doors lead out to the garden patio, and provide exceptional natural light.

The modern kitchen has been refitted to offer ample cupboard storage and counter-top space for food preparation. There are built-in appliances such as a refrigerator and the stylish Smeg range oven is included in the sale.

On the first floor, the family bathroom has been beautifully refurbished with a bath and shower, feature mosaic wall tiling, a vanity wash hand basin, WC and a wall-mounted radiator.

There are two double bedrooms, with the third currently being utilised as a dedicated dressing room.

**Outside:** To the front of the property is a tarmac driveway providing off-road parking as well as a further gravelled space for additional parking. The garage has an up-and-over door and a useful access door at the rear. The rear garden is mainly laid to lawn and also has a patio area, ideal for evening drinks or hosting summer barbecues.



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.



**Area:** The property is located in the Belmont area of south Hereford and benefits from great links into the city centre, both by road and public transport. There is a large supermarket and petrol station within easy walking distance; a further small parade of shops, take away food outlets and medical services are a short walk away. The city of Hereford is also convenient to the property, offering a larger range of services.

**At a glance:**

Bedrooms: 3  
 Tenure: Freehold  
 Council Tax Band\*: C  
 Heating: Central heating; Gas  
 Services: Mains electricity, water and drainage.  
 Services charges: Nil  
 Flood Risk: Very low/ Low risk\*\*\*  
 Covenants: Partially shared driveway  
 Broadband: Yes\*\* (Ultrafast up to 8000Mbps)  
 Mobile: Yes, coverage available\*\*

\* correct as of instruction date  
 \*\* Source: Ofcom  
 \*\*\* Gov.uk flood risk checker



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