6A GRAFTONBURY MEWS GRAFTON LANE

GRAFTON, HEREFORD HR2 8BN

O.I.R.O £280,000

FREEHOLD

Situated south of Hereford City and tucked away in a peaceful mews setting, this immaculately presented detached two-bedroom home offers stylish, low-maintenance living in a highly desirable location. Thoughtfully designed with a bright open-plan living space, two contemporary bathrooms and a private, easy-care garden, the property is perfectly suited to those looking to downsize without compromise, a secure lock-up-and-leave home, or an ideal holiday retreat. Combining modern comfort with effortless practicality, this superb home is ready to move straight into and enjoy.

Flint & Cook

6A GRAFTONBURY MEWS

• Modern detached house • Two double bedrooms, two bathrooms • Immaculately presented throughout • Ideal for downsizing/ a holiday home • Sold with no onward chain • South of Hereford City

Ground Floor

With entrance door leading into the

Reception Hall

With wood effect flooring, recess spotlights, radiator, cupboard housing the gas central heating boiler and useful utility cupboard with space and plumbing for a washing machine, there is ample space for coat and shoe storage with doors then leading into the

Open Plan Living

Comprising of a modern fitted kitchen with a range of white high gloss wall and base units with a fitted peninsula and breakfast bar. Fitted appliances include a four ring gas hob with electric oven below and cooker hood over, integrated fridge/freezer, integrated dishwasher, stainless 1 1/2 bowl sink and drainer unit, there is a double glazed window to the front aspect. The living space continues with wood flooring and recess spotlights and has a useful radiator, a part vaulted ceiling, carpeted stairs leading up and french doors leading out to the rear garden.

Bedroom One

A spacious double bedroom with fitted carpet, recess spotlights, radiator, double glazed window and door to the rear garden and door into the

Jack & Jill Bathroom

With access from both the ground floor bedroom and reception hall, a modern three piece white suite comprising a p shaped panelled bath with tiled surround and mains fitment shower head over, low flush w/c, pedestal wash hand basin, chrome heated towel rail, recess spotlights and double glazed window.

First Floor Landing

With fitted carpet, spotlight, velux window, useful storage cupboard and doors to

Bedroom Two

A spacious double bedroom with fitted carpet, ceiling spotlights, radiator and two velux windows.

Bathroom

A luxury bathroom consisting of a modern three piece suite comprising a p shaped panelled bath with tiled surround and electric shower over, low flush w/c, pedestal wash hand basin with tiled splash back, velux window, chrome heated towel rail and ceiling light point.

Outside

To the rear there is a fantastic low maintenance garden made up of a paved patio and artificial lawn for ease and low maintenance. There are two useful side access gates and useful outside power points. To the front there is a small courtyard laid to stone and patio part enclosed by fencing. A short distance away is two allocated parking spaces.

Agents Note

There is an option to purchase the property fully furnished - see agent for further details.

Directions

From Hereford City Centre, proceed south along the Ross Road heading towards the A49, proceed up the hill and take the right hand turning signposted for Grafton Lane, continue along this road where you will find the turning for Graftonbury Mews.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

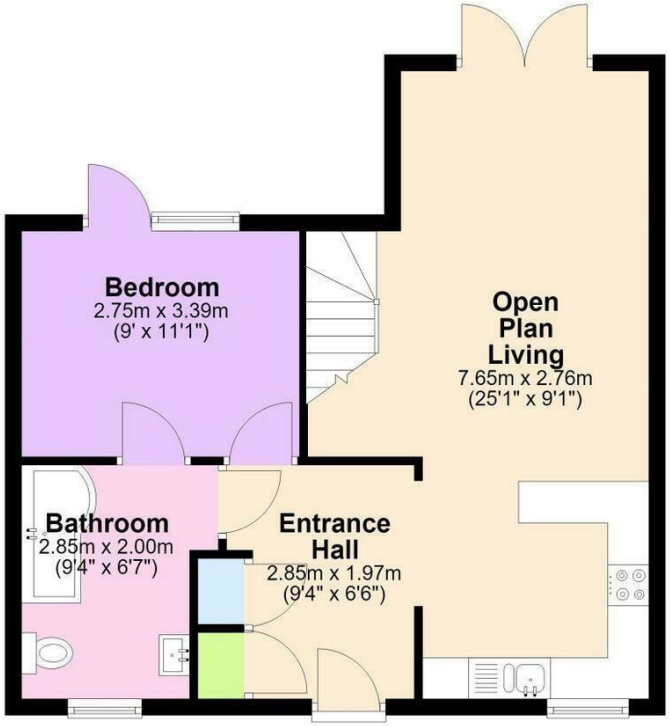
Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

6A GRAFTONBURY MEWS

Ground Floor

Approx. 49.5 sq. metres (532.9 sq. feet)

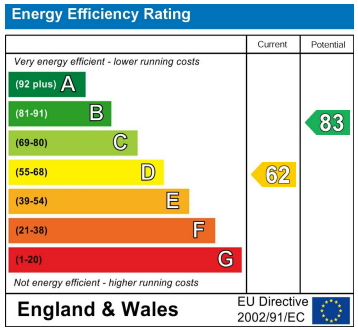


First Floor

Approx. 22.8 sq. metres (245.3 sq. feet)

Total area: approx. 72.3 sq. metres (778.2 sq. feet)

This floor plan is for illustrative purposes only and may not be to scale. While every effort has been made to ensure accuracy, measurements are approximate and should not be relied upon for any purpose.
Plan produced using PlanUp.



EPC Rating: D Hereford Council Tax Band: C

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