



7 ST VINCENTS CLOSE  
Hereford, HR2 6EL

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Occupying a corner plot and forming part of an established cul-de-sac a brick-built semi-detached family house in a convenient location with well-enclosed gardens and an attached large garage.

**Guide Price £255,000**



#### **Situation and Description**

Occupying a south-facing plot and lying on the southern side of the cathedral city of Hereford, the property offers easy access to a range of local facilities and services. The city centre lies within a mile and a half and offers an extensive range of shops, cafes, restaurants, a multiplex cinema, schools and much more.

7 St Vincents Close is an excellent sized three-bedroom family house which occupies a large corner plot with well enclosed gardens at the rear. It benefits from double glazing throughout as well as gas fired central heating, a recently refurbished bathroom and a large garage/workshop with utility space at the rear. The property offers scope for some further improvement and is quietly situated in this well-established cul-de-sac.

On arrival, a front door leads into a useful entrance porch with glazed door then leading through to the reception hall, with central heating thermostat, smoke alarm and door to the lounge. With a large window to the front allowing plenty of light to stream in, the lounge offers plenty of space to relax and has an open walkway through to a breakfast area with a double-glazed panel door leading out to the rear gardens. The adjoining kitchen space has a single drain sink unit, automatic dishwasher, fitted cupboards, double glazed window overlooking the rear gardens, an understairs storage cupboard and door through to an excellent utility space with further working surfaces, single drainer sink unit, double glazed panel door to the gardens and door through to cloakroom.

From the reception hall a fully carpeted staircase leads up to the first-floor landing with window to side, access to roof space and smoke alarm. There are then two large double bedrooms at the front and rear of the property as well as a generous single bedroom all with fitted carpets, radiators and double-glazed windows. These are then supported by a family bathroom with a modern white suite including a panel bath with electric shower

over and shower screen, pedestal wash hand basin, WC and double-glazed window to rear.

#### **Outside**

The property is approached by its own driveway which leads to an excellent attached garage/workshop with up and over door to front, door through to utility at the rear, window to side and gas fired central heating boiler.

To the front the gardens are partly enclosed by wooden fencing and brick walling with shrubs and a small lawned area. A side gate then leads to the rear gardens which include a patio, lawn and herbaceous and shrub borders all enclosed by wooden fencing.

#### **Services and Considerations**

Mains electricity, water, gas and drainage all connected

Tenure Freehold

Council Tax Band C

EPC C 70/84

Broadband Zzoomm

Mobile Coverage 4G

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

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



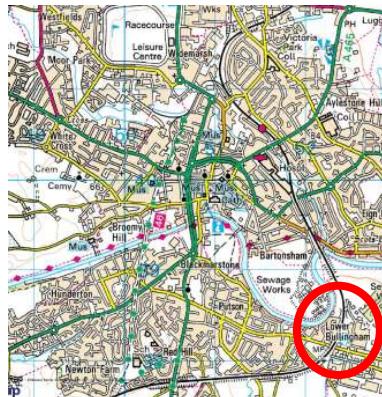
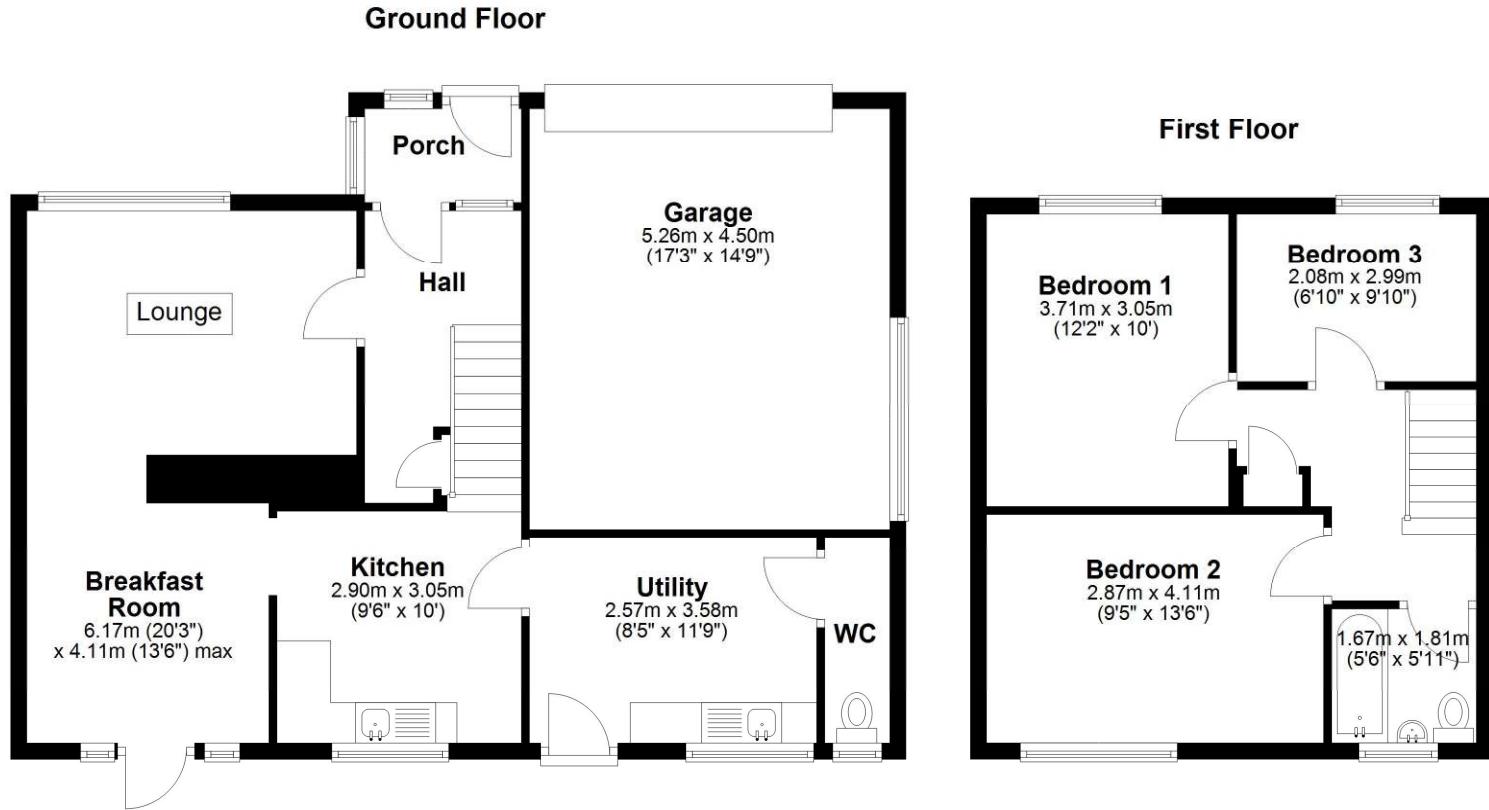
Breakfast room/lounge through to kitchen and utility room





Three bedrooms with supporting bathroom





Total area: approx. 120.8 sq. metres (1299.9 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.

#### Directions

From the city centre, take the A49 signposted towards Ross on Wye and proceed over the bridge. Bear left towards Ross on Wye and continue to the road junction adjacent to the Broadleys Public House, turn left into Holme Lacy Road and continue for approximately 1 mile before turning left into St Vincents Close, the property will then be found after a short distance

# Brookes Bliss

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