

for sale

offers in the region of **£300,000**



Hinton Road Hereford HR2 6BN

Situated in this popular location a detached family home which is being sold with NO UPWARD CHAIN. Offering large rooms throughout this is one you don't want to miss so call Connells now to book an early viewing to avoid disappointment.

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Entrance Hall

Double glazed door and double glazed obscured window to front elevation, cupboard housing the central heating boiler, central heating radiator, ceiling light point and carpet flooring.

Cloakroom

Full tiling throughout, with wash hand basin, low level W.C, and double glazed obscured window to front elevation.

Lounge

24' Max x 9' 7" (7.32m Max x 2.92m)

Double glazed obscured window to side elevation, central heating radiator, telephone and TV points and electric fireplace. With two ceiling light points, two wall lights, electric fireplace and carpet flooring. Double glazed Patio Doors lead out into Conservatory One.

Dining Room

12' 10" x 11' 9" (3.91m x 3.58m)

With central heating radiator, ceiling light point and carpet flooring.

Kitchen

9' 2" x 22' 11" Max (2.79m x 6.99m Max)

Fitted with wall and base units with roll top work surfaces over, a one and a half bowl sink and drainer, electric oven and hob with cooker hood over. With plumbing space for washing machine and dishwasher, space for fridge freezer, central heating radiator and three ceiling light points. Fully tiled throughout, with three double glazed windows to the front elevation, door leading through to

Utility Room and lino flooring.

Utility Room

8' 11" x 3' 1" (2.72m x 0.94m)

Fitted with wall units with work surfaces over, a sink and drainer and tiling to the walls, with plumbing space for washing machine and a door leading through to the Hallway.

Summer Room One

10' 6" x 5' 6" (3.20m x 1.68m)

Of UPVC construction, with double glazed windows to the rear and side elevations and tiled flooring.

Hallway One

With central heating radiator, Loft Room access and carpet flooring. Ceiling light point and double glazed doorway leading into Summer Room two.

Hallway Two

With a double glazed window to the rear elevation and double glazed French doors leading out onto the terrace. Four skylights allow plenty of natural light into the Hallway with a ceiling light point.



Bedroom One

14' Max x 11' 11" (4.27m Max x 3.63m)

Double glazed window to rear elevation, built in wardrobes, central heating radiator, telephone and TV points, ceiling light point and carpet flooring.

Bedroom Two

14' x 11' 11" (4.27m x 3.63m)

Double glazed window to rear elevation, central heating radiator, TV point, ceiling light point and carpet flooring.

Bedroom Three

10' 9" x 9' 10" (3.28m x 3.00m)

With two double glazed windows to the side elevation, fitted wardrobes, central heated radiator, TV point, ceiling light point and carpet flooring.

Bedroom Four

13' 2" x 8' 7" (4.01m x 2.62m)

With double glazed window to front elevation, central heated radiator, TV point, ceiling light point and carpet flooring.

Bathroom/ Wetroom

With tiling to walls and floor, a double glazed velux window , central heated radiator, wash hand basin, low level W.C and shower.

Summer Room Two

11' 5" x 4' 3" (3.48m x 1.30m)

With double glazed windows to rear and side elevations, ceiling light point and tiled flooring.

Front Garden

Low maintenance with shrubbery, trees, concrete pathway and a driveway with brick wall surrounding. With access to the Garage via electric doors.

Rear Garden

Via side access, with stunning river views over Bertanshan Farm, a large lawn and three Patio/ Entertaining areas. Secured surround with Flood drainage/ defensive walls.

Garage

16' 3" x 21' 8" (4.95m x 6.60m)

With power, lighting and electric Up and Over doors allowing access. With double glazed window to rear elevation and a double glazed doorway leading into Hallway two.

Listers Remarks

No onward chain. Property has flooded previously, but new carpets fitted throughout and finished to a fantastic standard! Concrete base floors throughout.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: HER312715 - 0003

Tenure: Freehold

EPC Rating: Awaited

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