

For Sale

£245,000



Smithy Court Hereford HR2 6RS

Being SOLD with NO ONWARD CHAIN is this pleasantly presented throughout end of terrace family home which offers a unique opportunity for First Time Buyers and Home Movers around. With a traditional floorplan, the home further boasts a downstairs W.C, driveway parking and garage

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Entrance Hall

From the paved front and wooden path, the entrance hall comprises a central heating radiator and one ceiling light point with doors giving access to the downstairs w.c and living room

Living Room

With double glazed windows to side and front aspect, panelled walls, one ceiling light point and two central heating radiators.

Kitchen/Diner

Housing the central heating boiler alongside wall and base storage units, under stair storage cupboard, electric cooker and hob with fitted extraction unit, space for a large fridge freezer, wash basin, two ceiling light points, double glazed window to rear aspect with double glazed doors giving access to the rear garden

Downstairs W.C

Off the entrance hall, the downstairs w.c comprises a frosted double-glazed window to front aspect, central heating radiator, one ceiling light point, wash basin and w.c.

Landing

Accessed via the staircase to the side of the living room, the landing offers a double-glazed window to side aspect, loft hatch and one ceiling light point.

Bedroom One

The master bedroom uniquely offers a wooden feature wall with four spotlights above. On a different switch four separate spotlights hang from a wooden light point. The room further offers double glazed windows to front aspect and a central heating radiator.

Bedroom Two

Double glazed windows to rear aspect, one ceiling light point and a central heating radiator

Bedroom Three

Double glazed windows to front aspect, one ceiling light point, central heating radiator and a fitted storage cupboard.



Family Bathroom

Panelled bath with shower, wash basin and w.c, frosted double glazed windows to rear aspect and one ceiling light point

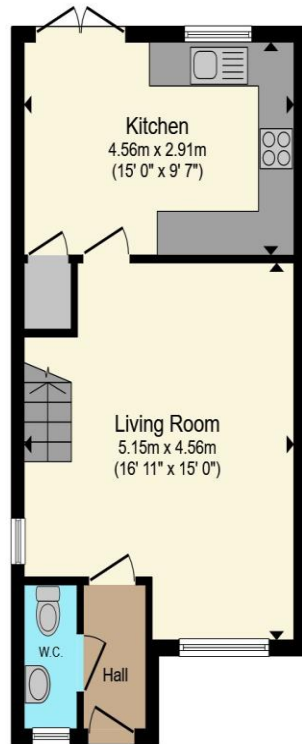
Rear Garden

Accessed via the double glazed doors from the kitchen/diner, the private rear garden offers a decked seating area with green space to rear alongside an entirely fenced perimeter and side access gate to parking.

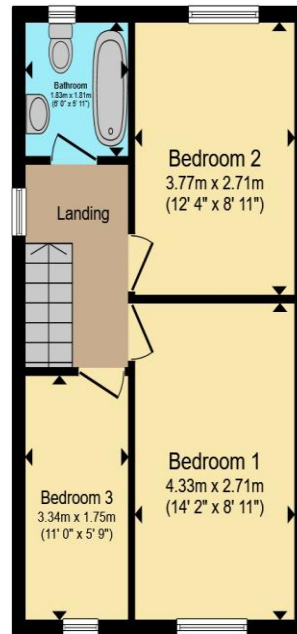
Garage And Driveway

To the side of the home, a parking area comprising three garages offers driveway parking, including two spaces to the front of the garage with an up and over door and storage space in eaves above.





Ground Floor



First Floor

Total floor area 76.9 m² (828 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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Property Ref: HER316712 - 0005

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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