

FOR
SALE



76 Stanberrow Road, Hereford HR2 7NE

£230,000 - Freehold

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PROPERTY SUMMARY

A 4 bedroom mid-terraced house with extended accommodation in a sought-after residential location, gas central heating and double glazing, off-road parking and enclosed rear garden.

POINTS OF INTEREST

- *Enclosed rear garden*
- *Well presented semi-detached house*
- *3 Bedrooms*
- *Gas central heating & double glazing*
- *Driveway parking & garage*
- *Must be viewed!*



ROOM DESCRIPTIONS

Reception Hall

Fitted carpet, radiator, carpeted stairs leading up with understairs storage.

Living Room

Window to the front, electric fire with feature surround, radiator, fitted carpet, coving.

Dining Room

Tiled floor, radiator, window, French doors leading into the Conservatory and archway opening into the

Kitchen

Fitted wall and base units with ample worksurfaces, stainless steel sink and drainer, tiled splashback, space for cooker and space for free-standing fridge/freezer, space and plumbing for washing machine, cupboard housing the gas central heating boiler, window to the side aspect and double glazed door into the Conservatory.

Conservatory

Wooden floor, radiator, windows with fitted blinds and French doors leading into the rear garden.

First Floor Landing

Fitted carpet, loft hatch and doors leading to

Bedroom 1

Fitted carpet, window to the front aspect, radiator and fitted wardrobes.

Bedroom 2

Window to the rear, fitted carpet, fitted mirrored wardrobes and radiator.

Bedroom 3

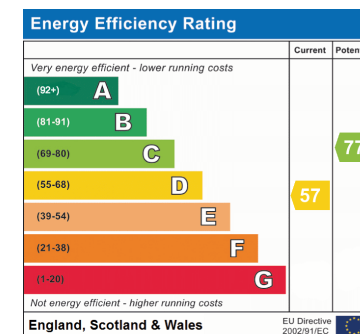
Radiator, fitted carpet, window to the front, built-in wardrobe.

Bathroom

White suite comprising P-shaped bath with shower over, low flush WC, wash hand-basin with storage under, tiled floor, heated towel rail, tiled surround, opaque double glazed window to the rear aspect.

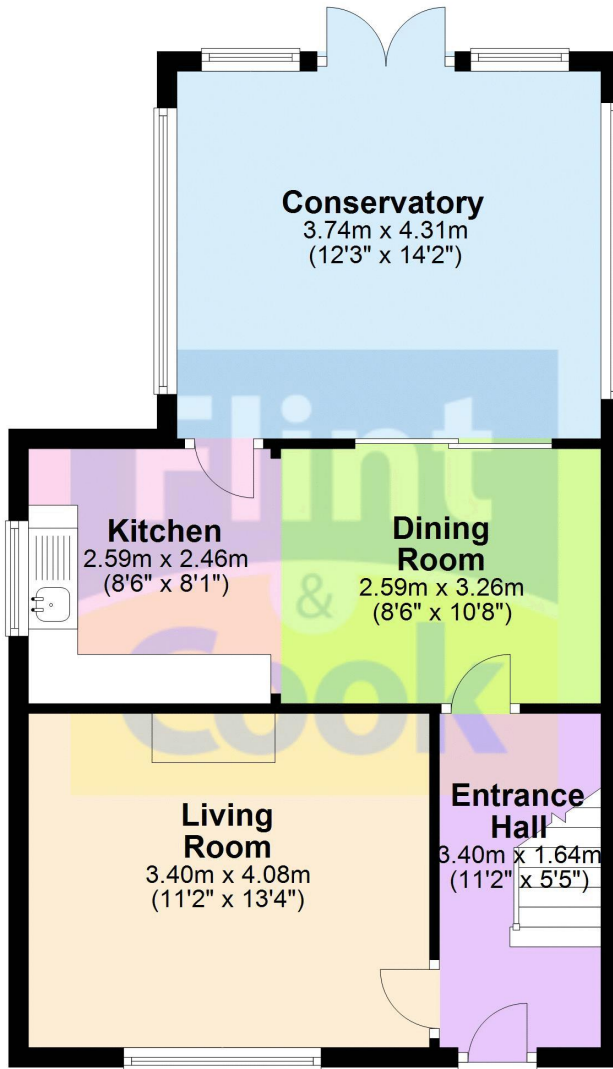
Outside

To the front of the property there is a concrete driveway providing off-road parking for several vehicles with rear access and a gravelled border. The remainder of the front garden is laid to lawn, enclosed by fencing. To the rear, there is a beautifully presented low maintenance rear garden with steps leading up to a slabbed pathway leading to a raised decked area at the end. 2 timber storage sheds. The remainder of the rear garden is laid to astro-turf and enclosed by fencing. There is also access to GARAGE with up-and-over door to the front and a door to the side giving access from the rear garden, power and light.



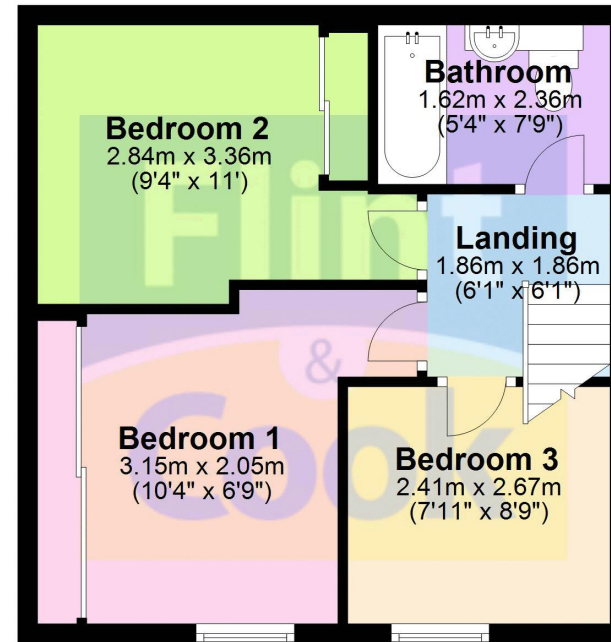
Ground Floor

Approx. 51.9 sq. metres (559.2 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.3 sq. feet)



Total area: approx. 87.4 sq. metres (940.4 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.