

1a Hunderton Avenue
Hereford HR2 7AB

£199,000



- 2 bedroom semi detached house
- Brand new construction by a Local Developer
- Walking distance from City centre
- Architects certificate
- Off road parking

OVERVIEW

Situated within walking distance from Hereford City centre this brand new, 2 double bedroom semi detached property has been constructed by a reputable Local Developer and is constructed of red brick with a classical slated gable ended open porch.

In more detail the property comprises:

Designer Kitchen

Being professionally designed to a high specification comprising:

- Integrated oven
- Integrated fridge/freezer
- Integrated dishwasher
- Hob
- Chimney hood

Bathroom

- Professionally designed
- Shower over bath
- Latest designer shower boards
- Vinyl flooring

Internal

- Gas fired combination boiler
- Vinyl flooring - bathroom, cloakroom, kitchen.
- Low energy lighting
- Carpets throughout

Cloakroom

With vanity unit

External

- Contemporary Architect designed homes
- Private gardens with sandstone paving
- Off road parking
- Bespoke boundary treatments
- Low maintenance design
- Garden shed
- Architects Certificate

Measurements

- Living Room
4.5m x 3.0m (14' 9" x 9' 10")
- Kitchen
3.8m x 2.2m (12'6" x 7'3")
- Bedroom 1.
3.6m x 3.5m (11'10" x 11'6")
- Bedroom 2.
3.6m x 2.5m (11'10" x 8'2")

GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

Council tax TBC

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

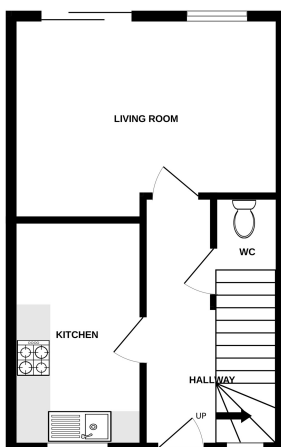
Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm

GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.

