

1b Hunderton Avenue  
Hereford HR2 7AB

**£220,000**



• Architects certificate • Walking distance from City Centre • Brand new construction by a Local Developer • 2 bedroom semi detached house • 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](http://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.

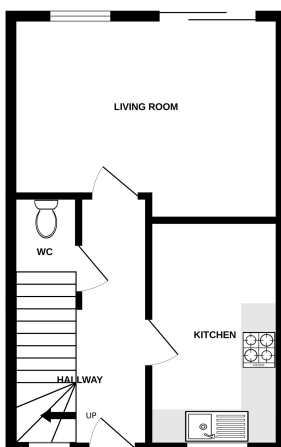
### Opening Hours

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.

