

1b Hunderton Avenue
Hereford HR2 7AB

£199,000



• 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

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.

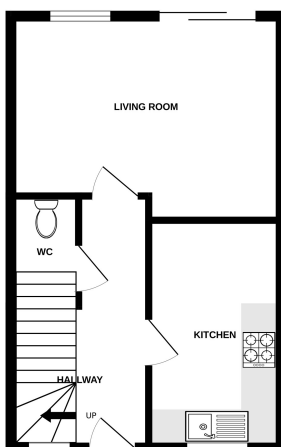
Opening Hours

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.

