



36 Hoarwithy Road, Hereford, Herefordshire, HR2 6HB

Price Guide £209,500

**jackson**  
property



# 36 Hoarwithy Road

Hereford, Herefordshire, HR2 6HB

Traditional Semi-Detached Property | 3 Bedrooms | Driveway Parking | Garage | Generous Rear Gardens | Living Room | Dining Room/Kitchen | Family Bathroom | Double Glazing and Gas Fired Central Heating | Workshop

- Traditional Style Semi-Detached
- 3 Bedrooms
- Family Bathroom
- Lounge
- Large Dining Room/Kitchen
- Garage With Inspection Pit and Driveway Parking
- Large Workshop
- Good Sized Gardens to the Rear
- Double Glazing and Gas Central Heating
- Viewing Recommended

## Price Guide

£209,500

Freehold

To arrange a viewing please contact us on

t. 01432 344 779

[hereford@bill-jackson.co.uk](mailto:hereford@bill-jackson.co.uk)

[www.bill-jackson.co.uk](http://www.bill-jackson.co.uk)





#### Situation

36 Hoarwithy Road is a traditional style semi-detached property having good sized accommodation set over two floors, located in a convenient position just off Hoarwithy Road, just outside the popular City of Hereford. The Cathedral City of Hereford lies on the River Wye approx. 16 miles east of the border of Wales. Hereford has a good range of traditional shops, supermarkets, restaurants and museums, leisure facilities to include a swimming pool, train and bus stations.

#### Description

36 Hoarwithy Road is a traditional semi-detached property set on a good sized plot with driveway parking and generous gardens to the rear. The property is approached via an entrance door which in turn leads to a hallway with doors communicating off to the living room which has a double-glazed bay window to the front, open fireplace and surround leading through to a good sized dining/kitchen with windows to the rear. The kitchen comprises a range of base units with ample space for dining. To the first floor there is a landing with 3 bedrooms and family bathroom off, all benefiting from double-glazing and gas fired central heating throughout.

#### Outside

Outside, the property has the benefit of a good sized garage with inspection pit with secure vehicular parking which in turn leads to a generous tandem length workshop fitted with lighting and power, ideal as a hobby room or for a car enthusiast. A door leads out onto the rear gardens. There is a veranda to the rear with generous gardens, mostly laid to lawn with paved seating area, useful timber shed and surrounded by fencing and hedging to create a private rear garden.

#### Services

Mains Electricity, Gas, Water & Drainage. Gas fired central heating.

#### Council Tax

Herefordshire Council: Band C

#### Viewings

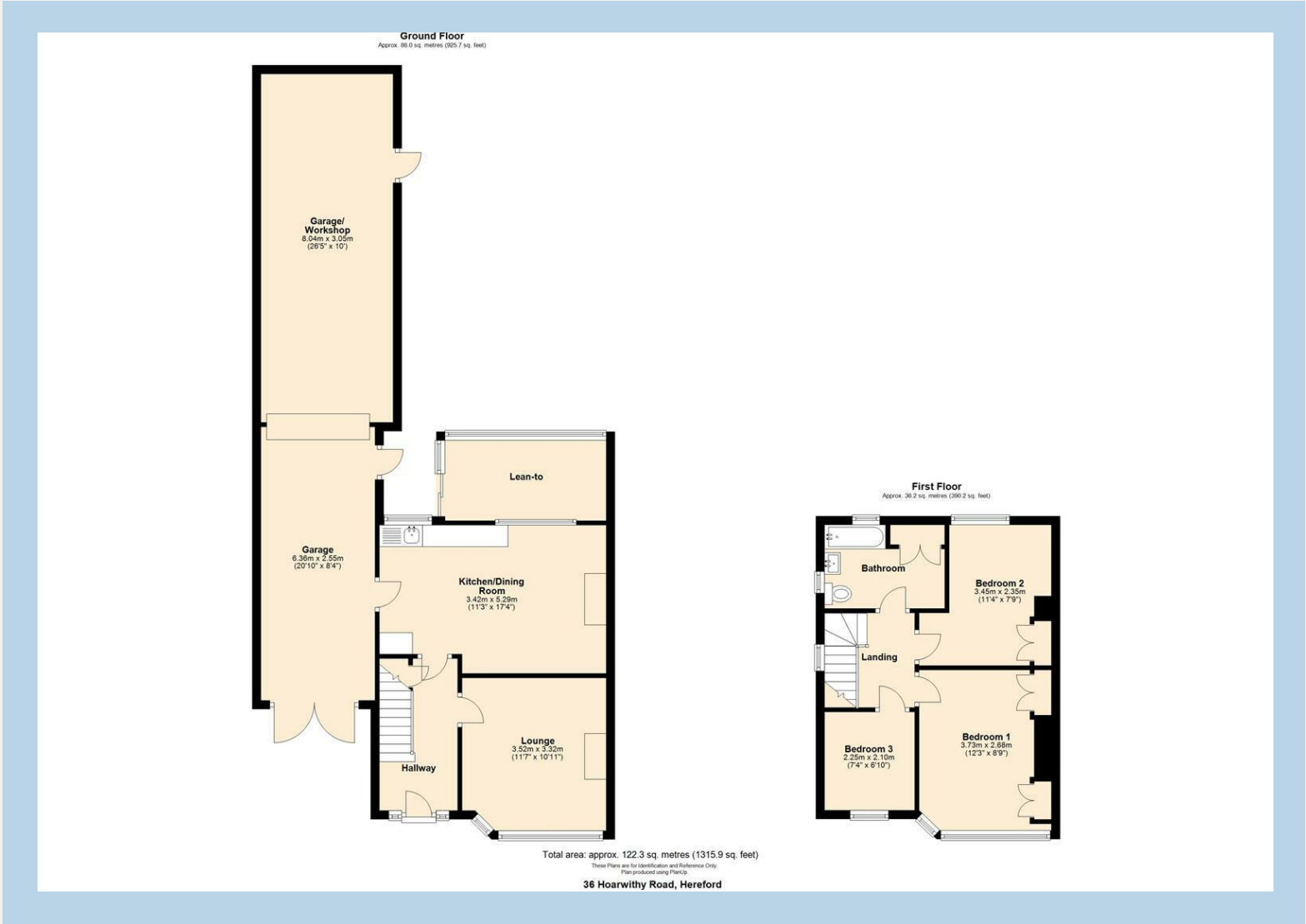
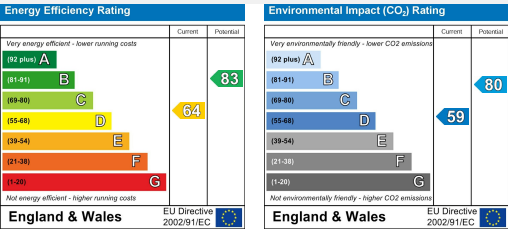
Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.



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November 2019



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