



10 Breinton Road
, Hereford, Herefordshire, HR4 0JX

jackson
property

£215,000

Partly Renovated 3 Bedroom Townhouse | Located within walking distance to the city centre | Newly fitted Kitchen | Two Reception Rooms | Part Converted Cellar | Private Rear Garden | Permit Residential Parking | NO ONWARD CHAIN

Situation

Located in the popular residential area of Whitecross, just half a mile west of the city centre of Hereford. Nearby are excellent local amenities to include local shop, post office, church, public house and primary & secondary schooling, whilst more extensive amenities can be found in the city centre, within walking distance and with regular bus services.

Description

The attractive property is approached by the front door leading into the entrance hallway with stairs leading up to the first floor and doors leading to the two reception rooms. The Living Room is found at the front of the property with a period feature bay window which floods the room with light. The Dining Room sits in the middle of the property and has a window overlooking the rear garden, built in cupboard and ornamental fireplace. A door from the dining room leads in to the kitchen which has recently installed units to include black and white mounted cupboards, roll edge work surfaces, stainless steel single sink and drainer, space and plumbing for washing machine, recently installed wall mounted i30 gas boiler, four ring Lamona electric hob with stainless steel extractor hood over with light, Lamona electric oven, splashback and wall tiling.

The main family bathroom is located beyond the kitchen with a recently newly

fitted white bathroom suite, including a WC, sink and bath with shower over.

A door from the kitchen reveals the staircase down in the cellar which is partly converted.

The first floor landing gives way to all three bedrooms, two of which are doubles and one is a single. There is also a handy WC with sink off the landing.

A door from the kitchen provides access to the enclosed rear garden which is mainly laid to lawn with a small patio area and garden shed. A gate to the side of the property is useful for bin and bike access.

Services

All mains services are connected. Herefordshire Council Tax Band B

Agent Notes

The cellar has been plaster boarded, but is considered to be a "Wet Cellar". Carpets are in the property ready to be re-laid.

Viewings

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

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Referral Fees

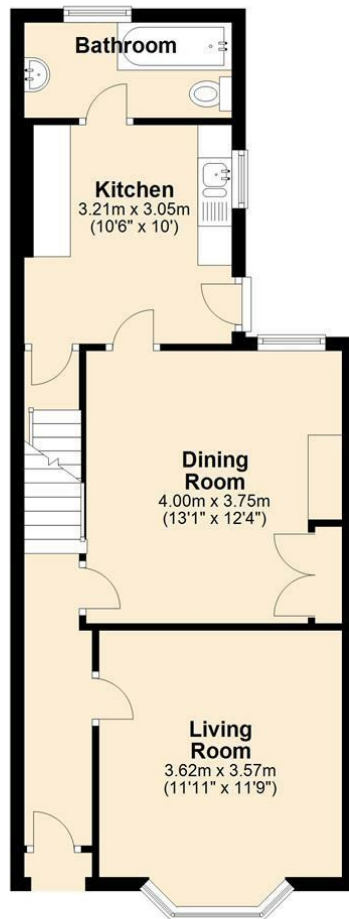
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To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk

Ground Floor

Approx. 50.7 sq. metres (545.4 sq. feet)



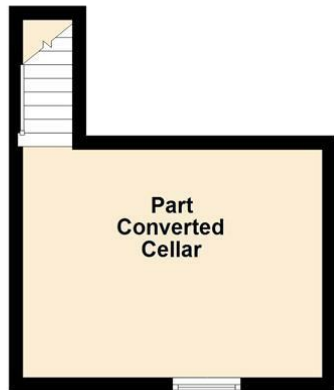
First Floor

Approx. 46.5 sq. metres (500.5 sq. feet)



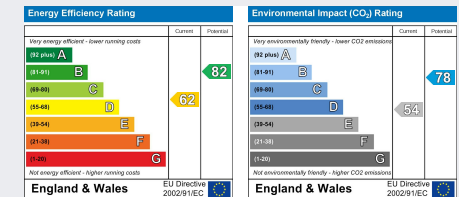
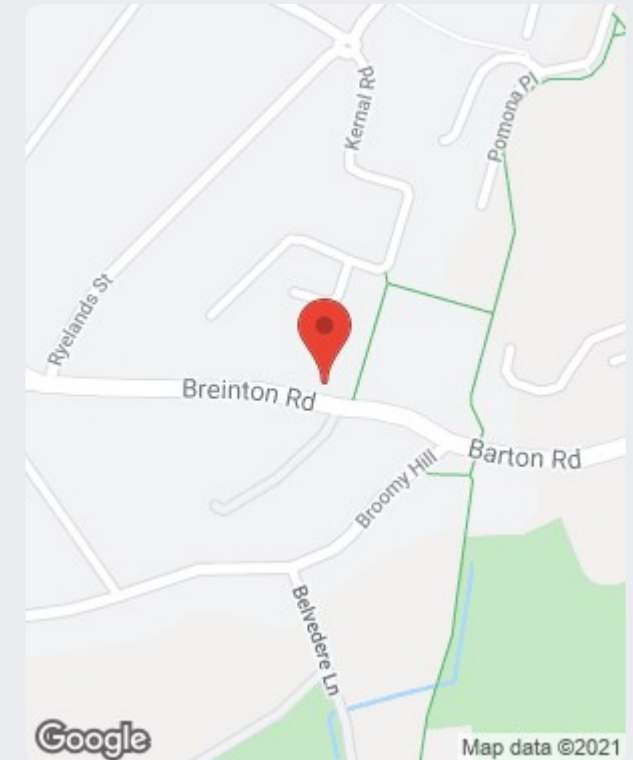
Basement

Approx. 16.1 sq. metres (173.4 sq. feet)



Total area: approx. 113.3 sq. metres (1219.3 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.



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