


16 WEOBLEY CLOSE, HEREFORD, HR2 7EJ.



£165,000



- Mid-Terrace House
- 3 Bedrooms
- Kitchen/Breakfast Room
- Good Size Lounge
- Double Glazed
- Gas Central Heating
- Landscaped Garden To Front
- Patio And Lawned Rear Garden
- Residence Parking
- Cul-De-Sac Position

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Situated in a pleasant cul-de-sac position a middle terraced and family sized property offering double glazed and gas centrally heated living accommodation having a porch, reception hall, lounge, kitchen/breakfast room, rear porch, 3 bedrooms and a bathroom with shower over. Outside gardens to the front and rear, residence parking to the front and all within easy walking distance of facilities.

The full particulars of 16 Weobley Close, Hereford are now further described as follows:

The property is a middle terrace house of brick construction under a tiled roof.

A glazed entrance door opens into an enclosed porch to the front with a glazed panelled door opening into a reception hall.

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RECEPTION HALL

Having a ceiling light, smoke alarm, panelled radiator, power points, telephone point to BT regulation and under stairs storage.

From the reception hall a door opens into the lounge.

LOUNGE

17'9" x 10'2" (5.41m x 3.10m)

The lounge has a feature fireplace, mantle shelf over, raised hearth, ceiling light, power points, TV aerial point and a sliding double glazed patio door to the rear.

From the reception hall a glazed panelled door opens into the L shaped kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

12'5" x 10'9" (max) (3.78m x 3.28m (max))

The kitchen breakfast room has units to include a stainless steel, double drainer sink unit, mixer tap over and cupboards under. To the side a planned space for an electric cooker, working surfaces with space under for appliances, a breakfast bar, eye-level cupboards,

tiled splashbacks, a tiled window sill and a double glazed window to the front. The kitchen/breakfast room has lighting, power points, panelled radiator, TV aerial point and a doorway leading into a rear hall with a ceiling light, power points, Potterton gas fired boiler heating hot water and radiators as listed.

A double glazed door from the rear hall opens into the gardens.

From the kitchen/breakfast room a glazed paneled opens to the front of the property.

From the reception hall the first floor landing has a double glazed window to the front, ceiling light, inspection hatch to the roof space and doors to bedrooms.

BEDROOM ONE

11'4" x 11'4" (3.45m x 3.45m)

Having a double glazed window to the rear, ceiling light, power points, a door opening into an airing cupboard with shelving and a door to the storage cupboard to the side.

BEDROOM TWO

9'9" x 7'7" (2.97m x 2.31m)

Having a double glazed window to the rear, ceiling light, power points, panelled radiator and a door to a built-in wardrobe with hanging rail and shelving.

BEDROOM THREE

9'9" x 6'9" (2.97m x 2.06m)

Having a double glazed window to the front, panelled radiator, ceiling light and power points.

From the landing a door opens into the bathroom.

BATHROOM

The bathroom has a suite of a panelled bath with an electric shower over, a wash hand basin to side, low flush W.C, tiled splashbacks, tiled window sill and an opaque double glazed window to the front. The bathroom has a ceiling light and a panelled radiator.



OUTSIDE

The property is approached to the front where there is private residence parking, a wrought iron gate open to give access with steps up to a flagged patio area to front where there are landscaped raised gardens and borders, hedging to either side.

REAR GARDEN

The gardens are well laid out with a large flagged patio area, retaining wall, steps up to a lawned garden, a slabbed pathway and a timber built garden shed.

SERVICES

All main services connected, gas fired central heating and telephone to BT regulations.

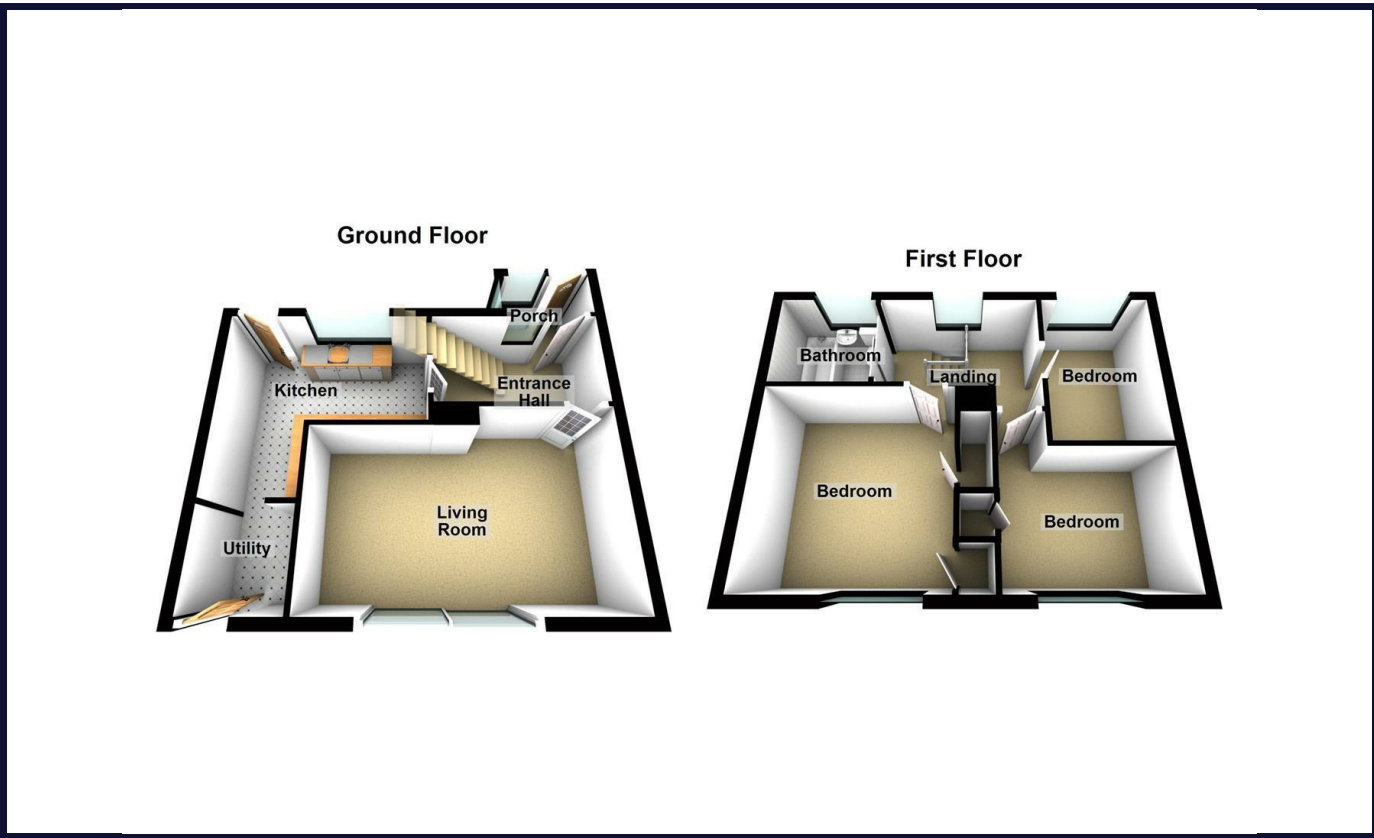
APPLIANCES

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

DISCLAIMER

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Tel 01568 616666
26 High Street, Leominster, HR6 8LZ.
Email post@jonathanwright.co.uk
www.jonathanwright.co.uk

