



## 96 QUEENSWAY

HEREFORD HR1 1HG

£240,000  
FREEHOLD

Traditional 1950-built house offers 1,055 sq. ft. of well-planned living space, including two spacious reception rooms and 3 well-proportioned bedrooms, ideal for families, home working, or guests. The practical and inviting layout is complemented by parking, a popular residential location close to local amenities, and the added benefit of no onward chain





# 96 QUEENSWAY

- Semi detached house • Popular residential location • Sold with no onward chain! • Three bedrooms • Ideal first time buyer/ family home • Parking & gardens



## Ground floor

With canopy entrance porch and door into the

## Entrance hall

With wood effect flooring, radiator, wall mounted fuse box, carpeted stairs leading up and door leading into the

## Living room

With wood effect flooring, ceiling light point, coving, dado rail, radiator, double glazed window to the front, useful under stair storage cupboard and door to

## Kitchen/dining room

Fitted with matching wall and base units, ample work surface space, under counter space for washing machine and tumble dryer, electric hob and oven, two double glazed windows, useful pantry cupboard, radiator and doors to

## Rear porch

With door leading into the downstairs toilet and door out to the rear garden.

## Downstairs toilet

Low flush w/c, part tiled surround, double glazed window

## First floor landing

With fitted carpet, smoke alarm, ceiling light point, loft hatch, double glazed window and doors to

## Bedroom one

With fitted carpet, ceiling light point, radiator and large double glazed window to the front aspect.

## Bedroom two

With fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect and built in wardrobe.

## Bedroom three

With fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect

## Bathroom

Three price white suite comprising panelled bath with shower head attachment over, pedestal wash hand basin, low flush w/c, radiator, double glazed window, part tiled surround.

## Outside

To the front, iron gates open onto a concrete parking area with the remainder of the front garden laid to lawn with a side access gate, the front is enclosed by hedging. The front is approached via To the rear there is a concrete patio area with covered pergola and a large area of lawn, a concrete pathway provides a walkway to the wooden garden shed and a concrete pathway provides access to the side access gate.

## Directions

Proceed north out of Hereford on Edgar Street, at the roundabout take the third exit right onto Newtown Road and at the next roundabout take the first left heading over the bridge taking the first left onto College Road at the next roundabout. Proceed up College Road and take the left hand turning onto College Green and then the first right onto Queensway,

the property is situated a short distance down on the right hand side.

#### **Money Laundering**

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

#### **Outgoings**

Water and drainage rates are payable.

#### **Property Services**

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

#### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

#### **Opening Hours**

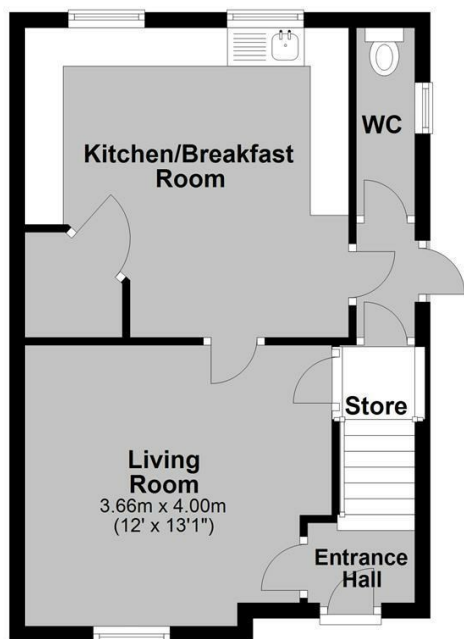
Monday - Friday      9.00 am - 5.30 pm

Saturday              9.00 am - 1.00 pm

## **96 QUEENSWAY**



## Ground Floor



## First Floor



Total area: approx. 77.1 sq. metres (829.7 sq. feet)

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: B**    **Council Tax Band: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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