

10 VICTORIA COURT

£360,000



“Modern, stylish, 5-bedroom city living”

Hereford, Herefordshire

Victoria Court is a modern development on the western side of Hereford, a superb location, just a few minutes' walk to the city centre. Number 10 offers modern, versatile accommodation over three floors with a large lounge, stylish kitchen/ diner, three bathrooms, courtyard garden and parking.

- Stylish modern home
- Three storeys
- Versatile layout
- Generous bathrooms and en-suites
- 5 bedrooms
- Great, city location
- Courtyard garden
- Parking for two cars



The property has been improved by the current owner who has injected a stylish look with the decoration and finishing details, giving just the right feel for a modern townhouse.

Enter the home via a canopied porch into the reception hall, which is bright and airy, courtesy of double aspect glazing; a convenient WC sits off to one side. Follow the hallway around where two doorways lead to the ground floor reception rooms and stairs lead up in front of you.

To one side of the hallway sits the living room with a large feature window; this ample room will easily accommodate a large corner sofa and is just the spot to gather together and spend time, watching a movie. The large kitchen/ diner sits to the rear of the property and has a set of patio doors which lead out to the patio. This open plan space is perfect for family mealtimes or when entertaining guests, giving a connection between the kitchen and dining area. The kitchen has wrap-around units and a breakfast bar and features wall-mounted and base cabinets as well as a waist-height oven, built-in microwave, 6-burner gas hob, integrated fridge-freezer and a dishwasher.

The first floor has two double bedrooms: the large master has a Juliet balcony and an en-suite bathroom; the second bedroom is served family bathroom, which features a walk-in shower, floor-to-ceiling tiles, bath and elegant washbasin area. Upstairs on the second floor, there is a further family bathroom and three bedrooms: the largest of which is currently used as a dedicated cinema room but could also be repurposed as a fifth bedroom, home office, workout space or craft room.



Outside: To there rear of the property there is a courtyard garden, which is neatly laid out and requires minimal maintenance - all you need to do is soak up the sun and enjoy a good book, tasty barbecue or a glass of wine. This outside space is fenced and completely secure, giving you great peace of mind if you have little ones. There is allocated parking for two cars as well as visitor parking.





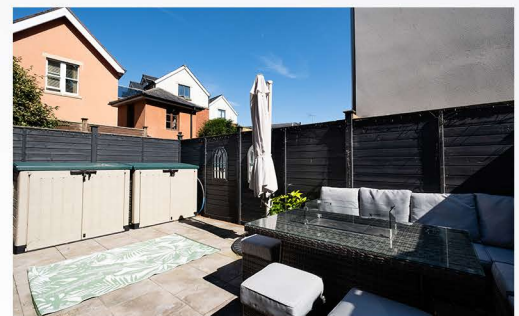
Area: This property is perfectly situated in a private court setting but with the benefit of a central city location: with Hereford's shops, restaurants bars, services, transport links and amenities just a few minutes' walk away. There are also plenty of services right on your doorstep including a supermarket, public houses, takeaways, barber, beauty services and bus route.

At a glance:

Bedrooms:	5
Tenure:	Freehold
Council Tax Band*:	E
Heating:	Central heating; Gas
Service charges:	£18pcm for grounds upkeep
Services:	Mains gas, electricity, water and drainage
Covenants:	None known
Broadband:	Yes** (Fibre available)

* correct as of instruction date

** Source: BT



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.