



Nightingale Way, St. James, Hereford

Guide Price £220,000

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A 2 Double Bedroom Townhouse within a Historic Period Building Dating Back to The 18th Century, located in the highly sought-after district of St. James, Hereford. Offered With No Onward Chain.

Entrance Hall – Sitting Room – Kitchen/Dining Room – Storage – Downstairs WC – Landing – 2 Double Bedrooms – Bathroom – Communal Front Gardens – Designated Off-Road Parking

This terrace home features a vibrant salmon-coloured exterior with a striking blue front door. The well-maintained communal front garden showcases lush greenery and manicured hedges, creating a welcoming entrance. Large sash windows provide ample natural light, enhancing the home's bright and airy feel. Located in the sought-after district of St. James near to good schools & local amenities, the property lies just a stone's throw from the River Wye, King George V playing fields and is within walking distance of Hereford City Centre.

The Property

Entrance Hall – Fitted in white floor tiles matching the kitchen, there is space on the left for hanging coats, with stairs leading to the first floor.

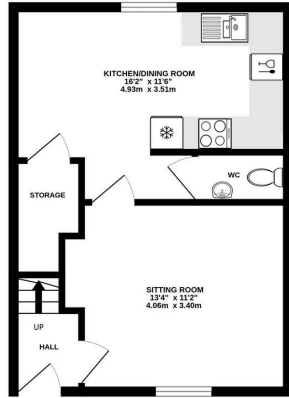
Sitting Room – A cosy, bright room featuring neutral walls and fitted carpet, offering a blank canvas for personalisation. A large sash window allows natural light to fill the space, with a view of the green frontage.

Kitchen/Dining Room – This modern kitchen features sleek white cabinets with frosted glass panels and dark grey countertops. Built-in appliances include a microwave, fan oven, electric hob, extractor fan, fridge/freezer, slimline dishwasher and stainless-steel sink & a half with drainer. A sash window floods the space with natural light, highlighting the clean lines of the white tiled floor. There is a useful large storage closet under the stairs, while a further door opens to the downstairs WC.

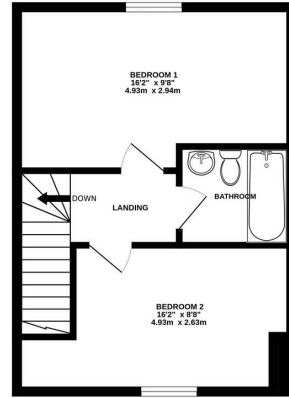
Bedroom 1 – A generously spacious carpeted bedroom, with a tall



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 728 sq ft. (67.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with floorplan 20204

- Highly Sought-After District of St. James
- No Onward Chain
- 2 Double Bedrooms
- Stone's Throw From River Wye & Playing Fields
- Walking Distance to City Centre
- Designated Off-Road Parking

