

- Well Presented End Terrace House
- 2 Double Bedrooms
- Living Room, Dining Room
- South Facing Enclosed Rear Garden
- Cellar with Potential for Conversion
- Viewing Highly Recommended

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 entrance hallway has stairs to the first floor and doors to the reception rooms. The living room is located at the front of the property which has a bay window to the front and feature fire place as it's focal point. The dining room has a window to the rear and feature fire place. The kitchen is fitted with a range of cupboards with working surface over, cooker with extractor over, space for appliances, tiled splash back, door to the garden and window to the rear. A door leads down to the partially converted cellar which has good head height and offers potential for full conversion.

Stairs lead to the first floor landing which has a velux roof window allowing plenty of natural light in. A step down leads into the spacious bathroom which is fitted with a white suite comprising; WC, wash hand basin, panelled bath with shower over, tiled splash back and window to the rear. The

property benefits from having two responsibility and are not to be double bedrooms.

The property has a south facing enclosed rear garden which is primarily laid to lawn with a patio area, flower and shrub borders and has a gate for side access. There is also a useful outdoor store room.

Sitting Room 3.3m (10'10) x 3.43m

(11'3) (13'4 into bay)

Dining Room 3.66m (12'0) x 3.4m (11'2)Kitchen 2.84m (9'4) x 2.67m (8'9) Bedroom 1 4.27m (14'0) x 3.4m (11'2)Bedroom 2 3.71m (12'2) x 2.59m Bathroom 2.84m (9'4) x 2.69m

Services & Expenditure

Cellar 4.32m (14'2) x 3.43m (11'3)

Services Connected: All mains connected Council Tax Band: Herefordshire Council Tax Band B Broadband availability: Ultrafast 2000 Mbps

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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to

obtain verification from their

Referral Fees

solicitor or surveyor.

bands

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Viewings

contact the agents on 01432 344779.













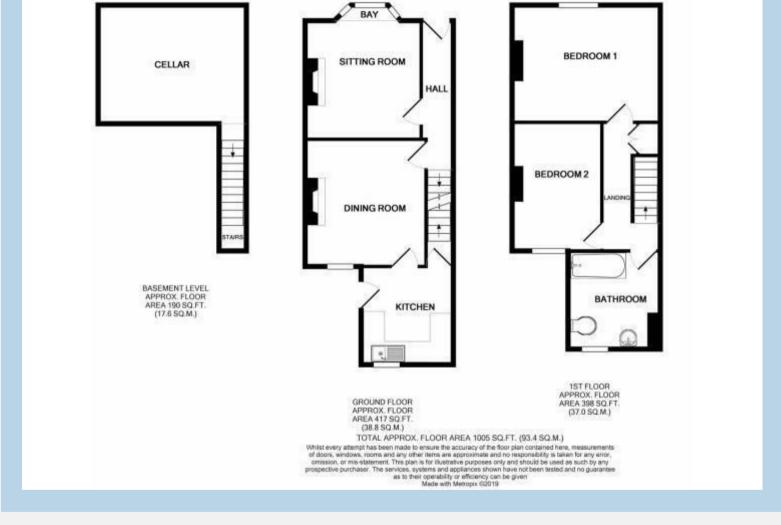


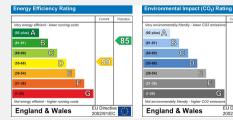












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