



39 Cotterell Street, Hereford, Herefordshire, HR4 0HH

£240,000

jackson
property

- 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 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 (8'6)
 Bathroom 2.84m (9'4) x 2.69m (8'10)
 Cellar 4.32m (14'2) x 3.43m (11'3)

Services & Expenditure

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 solicitor or surveyor.

Referral Fees

Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.

Viewings

Strictly by appointment. Please contact the agents on 01432 344779.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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