



62 EIGN ROAD  
Hereford HR1 2RX



A traditional semi-detached house in a convenient location, offering comfortable accommodation throughout, with off-road parking, double glazing and gas fired central heating.

**Guide Price £335,000**



#### **Situation and Description**

Eign Road lies on the south-eastern side of the cathedral city and is part of a well-established residential area. The city centre is within a 10-minute walk and offers an extensive range of facilities, with high street stores, cafes, restaurants, a theatre, multiplex cinema and much more. There are a number of convenience stores also close by. Hereford has an excellent choice of schools and colleges, along with a mainline train station. Also nearby are riverside walks and Canary Bridge giving easy cycle and pedestrian access to Rotherwas.

62 Eign Road is a traditional semi-detached house which has been extended to offer very comfortable and spacious living accommodation. The house includes double glazing, gas fired central heating, all fitted carpets and has the benefit of a ground floor cloakroom and utility, as well as a fitted kitchen.



On arrival, a porch and front door lead into a reception hall with understairs storage and doors to the kitchen and sitting room, which has a bay window to the front, a fireplace and an archway through to the dining room. From here access can be gained to a lovely conservatory/garden room with fitted blinds and windows, all overlooking and door leading out to the gardens.

The kitchen offers a range of fitted cupboards and drawers, with plenty of workspace above, a single drainer sink, a Hotpoint 4 ring hob and double oven, built in fridge and useful pantry cupboard. The ground floor space is then supported by a rear hall, useful cloakroom and utility room with further cupboards, space for washing machine, freezer and wall mounted gas fired boiler.

From the hall a fully carpeted staircase leads up to the first-floor landing with window to side and access to roof space. There are then three good bedrooms, including two doubles, one with a range of wardrobes to one wall and one with a built-



in airing cupboard. The bedrooms are then supported by a well-equipped bathroom with all the usual fittings.

#### **Outside**

The property has a pedestrian gate to the front from Eign Road with well enclosed gardens which are laid to lawn with a herbaceous border. A pathway then leads to the rear of the house where there is a good-sized patio and larger lawned gardens, an apple tree and a central pathway. The rear gardens are well enclosed by wooden fencing and lead to the rear, where there is private access from Harold Street. A gated entrance leads to a parking space and to a detached garage (15'5 x 11'4) with up and over door, power and lighting. There is also a separate garden store.

#### **Services and Considerations**

All mains services are connected

Tenure Freehold

Council Tax Band C

EPC Rating D 60/75

Broadband <https://checker.ofcom.org.uk/>

Mobile Phone Coverage <https://checker.ofcom.org.uk/>

Flood Risk Link <https://check-for-flooding.service.gov.uk/location/herefordshire>

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

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

If you need help with or are unsure about any of the information contained in these details, please let us know.



Kitchen / Lounge leading through to dining room and conservatory

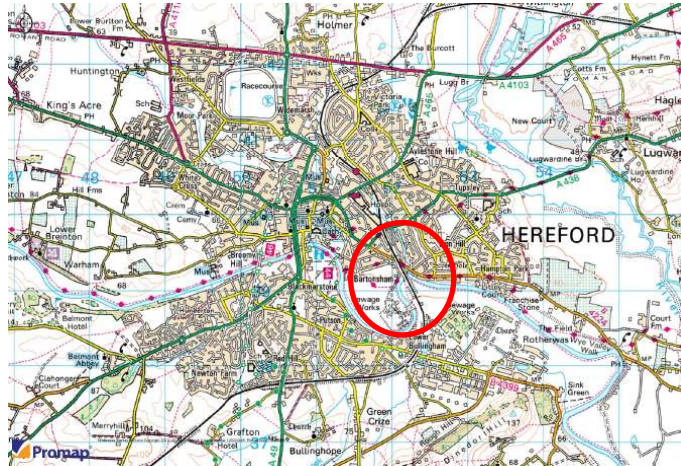




Three bedrooms with supporting bathroom



## Ground Floor

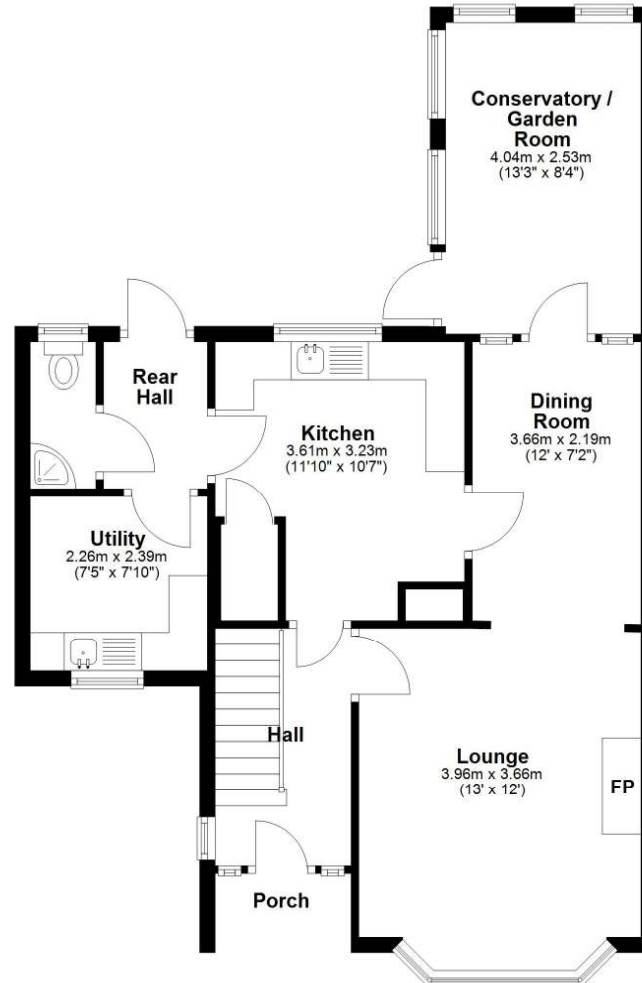


### Directions

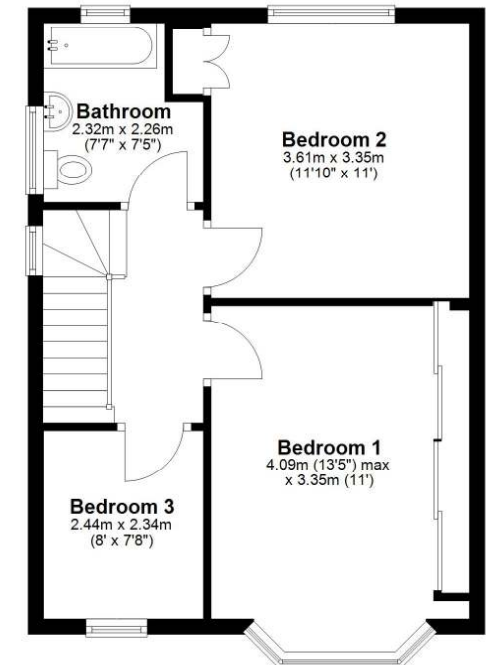
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From the centre of Hereford take the A438 towards Ledbury and continue through the city passing the police and fire stations, before turning right towards Fownhope and into Eign Road.

The property will then be found after a short distance, on the right-hand side.



## First Floor



Total area: approx. 108.1 sq. metres (1164.0 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.

# Brookes Bliss

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