



£425,000

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An immaculately presented two-bedroom Victorian terrace house on Hereford Road. Behind the smart frontage, the ground floor accommodation is completely open plan which has created an incredible living and dining space spanning the entire length of the original house. The living room features a bay window and an exposed brick fireplace with a log burner, slate hearth and alcove shelving to one side. The dining area is vast with space for a large table and dressers in the alcoves to either side of the chimney breast. There is a large cupboard under the stairs that is useful for out-of-sight storage in the open-plan space.

French doors lead onto a separate kitchen located in an extension at the back of the house which features a vaulted ceiling with skylight and a door that leads out onto the lovely back garden. Adjacent to the kitchen is the utility room which leads through to the downstairs bathroom which features a bath with shower over, a W/C and a wash basin.

Ascend the staircase to the first-floor level and there are two large double bedrooms, both beautifully appointed. The master is at



the front of the property and features large built-in storage, a sash window and cast iron ornamental fireplace. The second bedroom is at the back of the house and looks out onto the garden below. Between the two bedrooms is a family bathroom which features a bath with shower over, a W/C and a wash basin with built-in storage.

Externally, there is a walled and fenced south east facing garden, which is accessed from the kitchen and features a lawn, patio and potting shed.

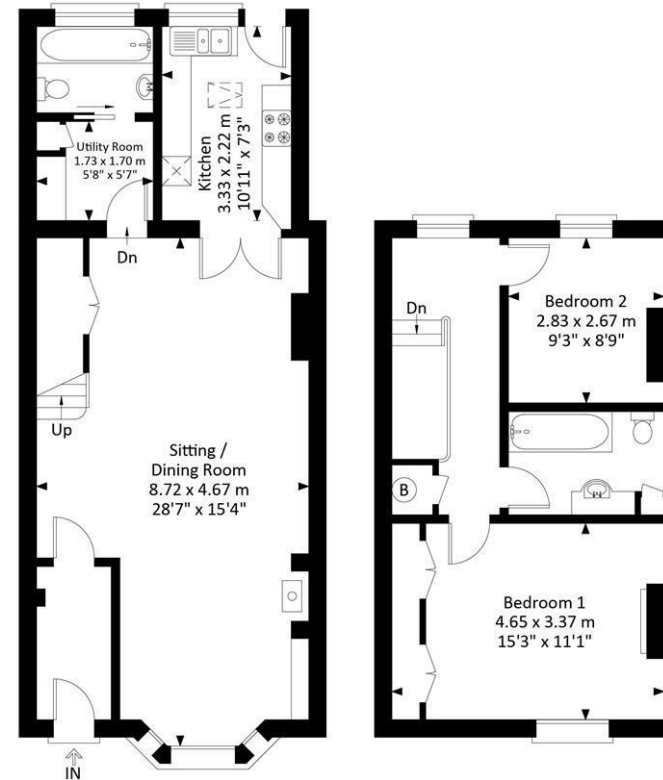
Hereford Road is a quiet cul-de-sac location with many local hotspots to hand including Mina Road Park, The Climbing Centre, Narrowways and the City Farm. It is also conveniently located for the city centre, Cabot Circus and the many shops at the Eastgate Shopping Centre.





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Approximate Gross Internal Area = 93.86 sq m / 1010.30 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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