

FOR  
SALE



10 Quicksetts, Hereford HR2 7PP

£189,995 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## PROPERTY SUMMARY

Peacefully situated on the southern outskirts of the city, a deceptively spacious 3-bedroom terraced house offering ideal family accommodation. The property, which is offered for sale with no onward chain, has the added benefit of gas central heating, double-glazing, generously sized living accommodation and we recommend an internal inspection.

## POINTS OF INTEREST

- *Southern outskirts of the City*
- *3 bedrooms*
- *Central heating, double-glazing*
- *Spacious terraced house*
- *Ideal family home*
- *No onward chain*
- *Enclosed rear garden*
- *Must be viewed*



## ROOM DESCRIPTIONS

### Entrance porch

Approached through uPVC double-glazed door, having tiled floor, electric light, ample storage space, double-glazed windows, glazed panelled door to

### Reception hall

Radiator, understairs storage area, door to kitchen, carpeted staircase to first floor, door to

### Lounge

Double-glazed window to front with vertical blinds, radiator, coved ceiling and open-plan access to

### Dining room

Radiator, double-glazed sliding patio door to rear, door to

### Kitchen

Single drainer sink unit with mixer tap over, range of wall and base cupboards, work surfaces with tiled splashbacks, tiled floor, double-glazed window and door to rear, space for cooker, space with plumbing for washing machine, access door from the hallway, door to

### Utility room

Radiator, wall and base cupboards, pantry cupboard with shelving, access door from entrance porch.

### First floor landing

Built-in airing cupboard also housing the gas central heating boiler, door to

### Bedroom 1

Radiator, double-glazed window to front with vertical blinds, built-in corner wardrobe with hanging rail and shelving, further wardrobes with overhead cupboards.

### Bedroom 2

Double-glazed window to front, radiator, range of free-standing wardrobes, access hatch to loft space, built-in store cupboard.

### Bedroom 3

Radiator, double-glazed window to rear, built-in corner wardrobe with shelving, further wardrobes with bedside cabinet, shelving and overhead cupboards.

### Shower room

Large double shower cubicle with hand grips, glazed screen, seat and shower unit, vanity wash hand basin with storage below, mirror over, double-glazed window, ladder-style towel rail/radiator, extractor fan, wall mirror.

### Separate WC

Low flush cistern, hand grips, double-glazed window.

### Outside

To the front of the property a ramp has been installed for easy access to the property both via wheelchair/pushchair.

To the immediate rear of the property there is a good-size paved patio providing the perfect entertaining space, which leads on to the remainder of the garden, mainly laid to lawn and well enclosed to maintain privacy. There is also a useful timber garden shed and rear access gate.

### Services

Mains electricity, gas, water and drainage are connected. Gas-fired central heating.

### Outgoings

Council tax band B, payable 2024/25 £1794.59. Water and drainage rates are payable.

### Directions

Proceed south out of Hereford on the A49 Ross Road. Take the final turning on the right-hand side into Mayberry Avenue and then 1st left into Marlbrook Road. Turn left into Merestone Road and then 1st right into Quicksetts.

### Viewing

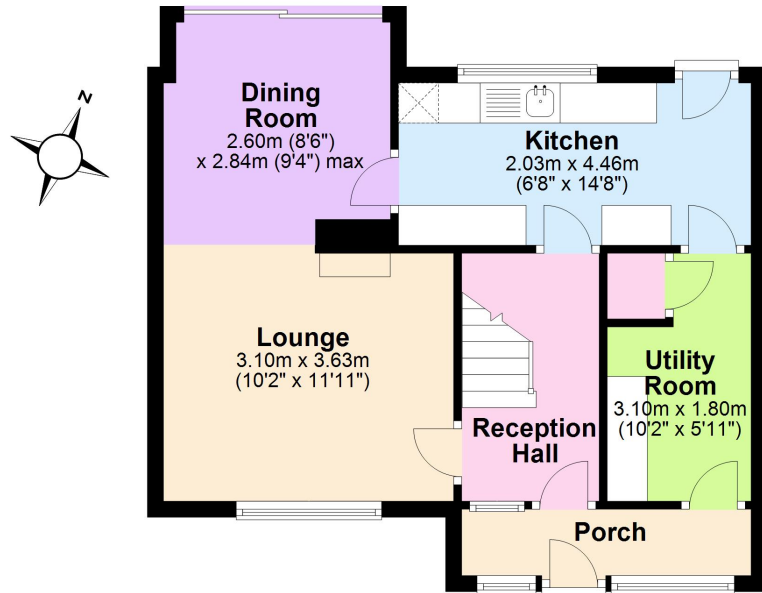
Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

### Money laundering regulations

Prospective purchasers are required to provide address verification, identification and proof of funds at the time of making an offer.

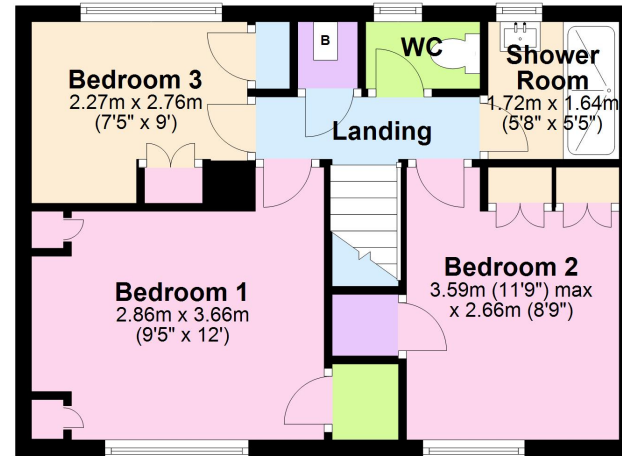
### Ground Floor

Approx. 44.0 sq. metres (473.8 sq. feet)



### First Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



Total area: approx. 82.5 sq. metres (887.5 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

## 10 Quicksetts, Hereford

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	85
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		