

FOR
SALE



5 Railway Terrace, Stretton Sugwas, Hereford HR4 7AB

£239,950 - Freehold



22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated a short drive from Hereford City Centre, a 3 bed mid terraced house offering ideal first time buyer/ small family accommodation. The property has the added benefit of gas central heating and double glazing, 2 reception rooms, off road parking and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Mid-terraced house*
- *3 Bedrooms*
- *Ideal first time buyer/family accommodation*
- *Countryside views*
- *Gas central heating & double glazing*
- *Garage & off-road parking*
- *Must be viewed*



ROOM DESCRIPTIONS

uPVC entrance door into the

Kitchen

Fitted wall and base units and solid oak worksurfaces, Belfast sink, 4-ring Samsung induction hob, integrated Hotpoint oven/grill, under-counter space for tumble dryer, washing machine, dishwasher, fridge and freezer, heated towel rail, window to the front aspect and door through to the

Dining Area

Fitted carpet, radiator, carpeted stairs leading to the first floor and opening into the

Living Room

Fitted carpet, radiator, feature gas fireplace and French doors leading to the rear garden.

First floor landing

Fitted carpet and doors to

Bedroom 1

Laminate flooring, radiator and window to the rear aspect with superb countryside views.

Study Area

Wooden flooring, radiator, Velux window, useful double storage cupboard and airing cupboard housing the gas central heating boiler and doors to

Bedroom 2

Fitted carpet, radiator and window to the front aspect.

Bedroom 3

Wooden flooring, radiator and window to the front aspect.

Bathroom

Suite comprising P-shaped bath with mains fitment and rainfall showerhead over, low flush WC, wash hand-basin with storage under, heated towel rail, wooden flooring, extractor fan, recessed spotlights.

Outside

To the rear of the property there is a paved patio area with steps leading down to the remainder of the garden which is laid to lawn with views to open countryside and enclosed by hedging and fencing. To the front of the property there is a gravelled parking area for up to 3 vehicles with a wooden DOUBLE GARAGE with double opening doors and a single access door into the WORKSHOP.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band B - payable 2023/24 £1717.64

Water and drainage - rates are payable/metered supply.

Money laundering regulations

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

Viewing

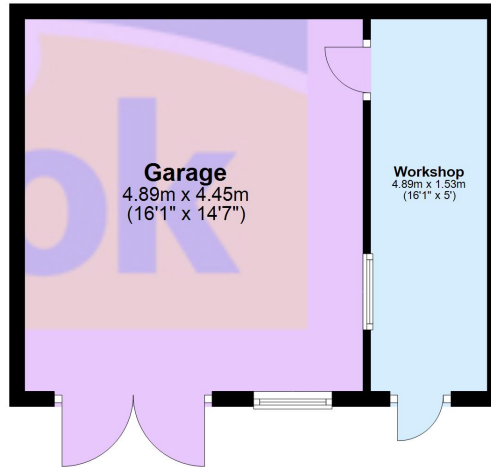
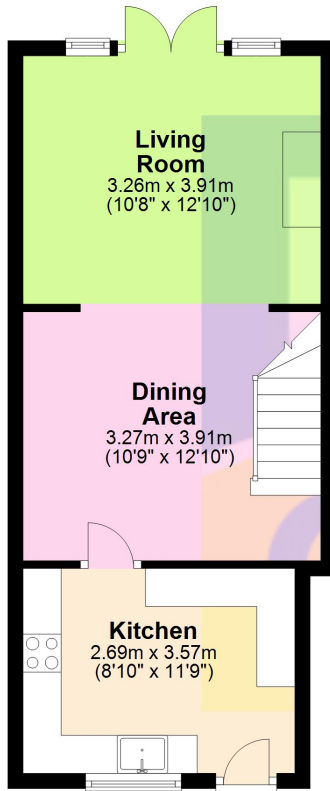
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - motivator refers unlucky

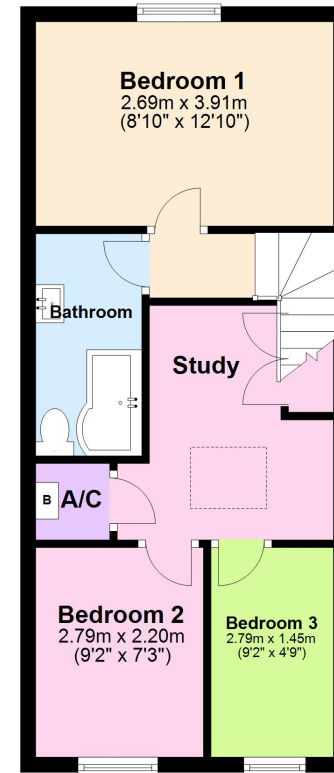
Ground Floor

Approx. 65.7 sq. metres (706.7 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.6 sq. feet)



Total area: approx. 103.2 sq. metres (1110.3 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	58
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		