

FOR
SALE



1 Hunderton Road, Hereford HR2 7AA

£150,000 - Freehold

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

PROPERTY SUMMARY

Situated a short distance from Hereford city centre, a 2 bedroomed semi-detached house requiring renovation throughout and being offered for sale with no onward chain. The property has the added benefit of two bedrooms, a rear garden, allocated parking and we recommend an internal inspection.

POINTS OF INTEREST

- *No Onward Chain*
- *Semi detached house*
- *2 bedrooms*
- *South city location*
- *Must be viewed*
- *Requires refurbishment*



ROOM DESCRIPTIONS

Entrance Door

Leading through to the

Living Room

With fuse box, understairs storage cupboard, carpeted stairs leading up, ceiling light point, double glazed window to the front aspect, gas fireplace and opening into the

Kitchen/Breakfast Room

with fitted wall and base cupboards, tiled floor, sink and drainer unit, 2 ceiling light points, double glazed window to the rear garden and door leading into

Lean To

With single glazed windows and door to the rear garden.

Landing

With gas heater, double glazed window, loft hatch, ceiling light point and doors to

Bedroom 1

With ceiling light point, double glazed window to the front, cupboard housing the hot water cylinder.

Bedroom 2

With ceiling light point and double glazed window to the rear garden.

Outside

To the rear there is a garden requiring work with a side access gate and enclosed by fencing.

To the side of the neighbouring property is an allocated parking space for number 1.

Services

Mains water, electricity, drainage and gas are connected but have not been tested. Gas-fired central heating

Outgoings

Council tax band B - £1,794.59 payable 2024/2025

Water and drainage rates are payable.

Viewings

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

Directions

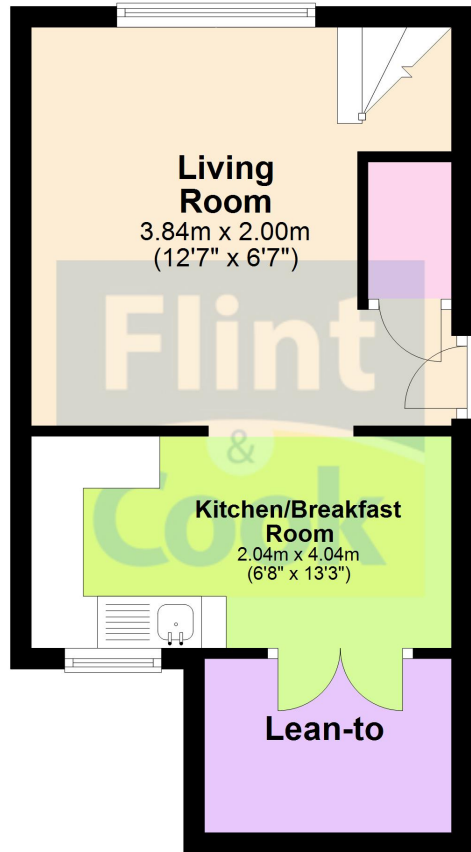
Proceed south out of Hereford over the bridge and at the roundabout take the exit onto Belmont Road, continue along Belmont Road and then take the right hand turning into Hunderton Road and the property is situated a short distance on the left hand side.

Money Laundering Regulations

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

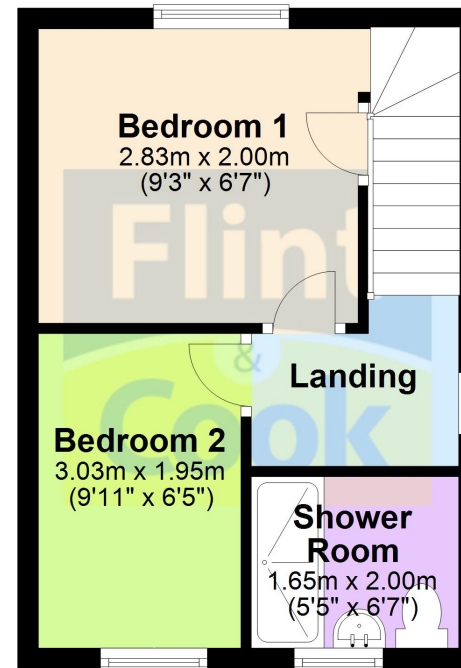
Ground Floor

Approx. 28.4 sq. metres (305.4 sq. feet)



First Floor

Approx. 24.1 sq. metres (259.3 sq. feet)



Total area: approx. 52.5 sq. metres (564.8 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	91
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC