

FOR  
SALE



37 Moorfield Street, Hereford HR4 9JL

£161,950 - Freehold

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



## PROPERTY SUMMARY

Occupying a convenient central location within easy walking distance of Hereford city centre, an older style 2 bedroomed terraced house offering ideal first time buyer/investment accommodation. The property which is offered for sale with no onward chain has the added benefit, of gas central heating, a useful loft room and cellar, a good sized rear garden and to fully appreciate its potential we thoroughly recommend an internal inspection.

## POINTS OF INTEREST

- Convenient central location.
- 2 bedroom terraced older style house
- Useful cellar & large loft room
- Good sized enclosed rear garden
- Ideal for first buyer/investment
- No onward chain



## ROOM DESCRIPTIONS

### Reception Hall

Accessed through a uPVC double glazed entrance door the hall has vinyl flooring, radiator, stairs to the first floor and door to the

### Kitchen/Breakfast Room

With single drainer sink unit with mixer tap over, a range of wall and base cupboards, work surfaces, double glazed window to the front aspect, wall mounted gas central heating boiler, space for a breakfast table, vinyl flooring, built in oven and hob with cooker hood over, space for refrigerator.

### Lounge

With fitted carpet, radiator, display shelving, double glazed double doors to the rear garden, steps down to the cellar and door to the

### Utility Room

With work surfaces, space and plumbing below for automatic washing machine, tiled floor, power and light points and double glazed door to the rear garden.

### Cellar

With power and light points, ample space and offering scope to convert subject to the necessary consents.

### First Floor Landing

With fitted carpet, corner store cupboard, carpeted stair up to the loft room and door to

### Bedroom 1

With radiator, double glazed window to the front aspect, space for wardrobes, ornamental fire surround and shelving.

### Bedroom 2

With fitted carpet, radiator, ornamental fire surround and double glazed window to the rear.

### Bathroom

With suite comprising bath with shower attachment over and glazed screen, pedestal wash hand basin, low flush WC, radiator, tiled floor and double glazed window.

### Loft Room

With ample storage space, power and light points and roof light to the rear.

### Outside

To the immediate rear of the property there is paved patio area providing the perfect entertaining space which then leads onto the remainder of the garden which is mainly laid to lawn and is well enclosed by fencing to maintain privacy.

### Services

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

### Outgoings

Council tax band B - £1,889.10 payable for 2025/2026

Water and drainage rates are payable.

### Directions

Proceed north out of Hereford city along Victoria Street continuing onto Edgar Street and then take the first left into Canonmoor Street and then left into Moorfield Street.

### Viewings

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

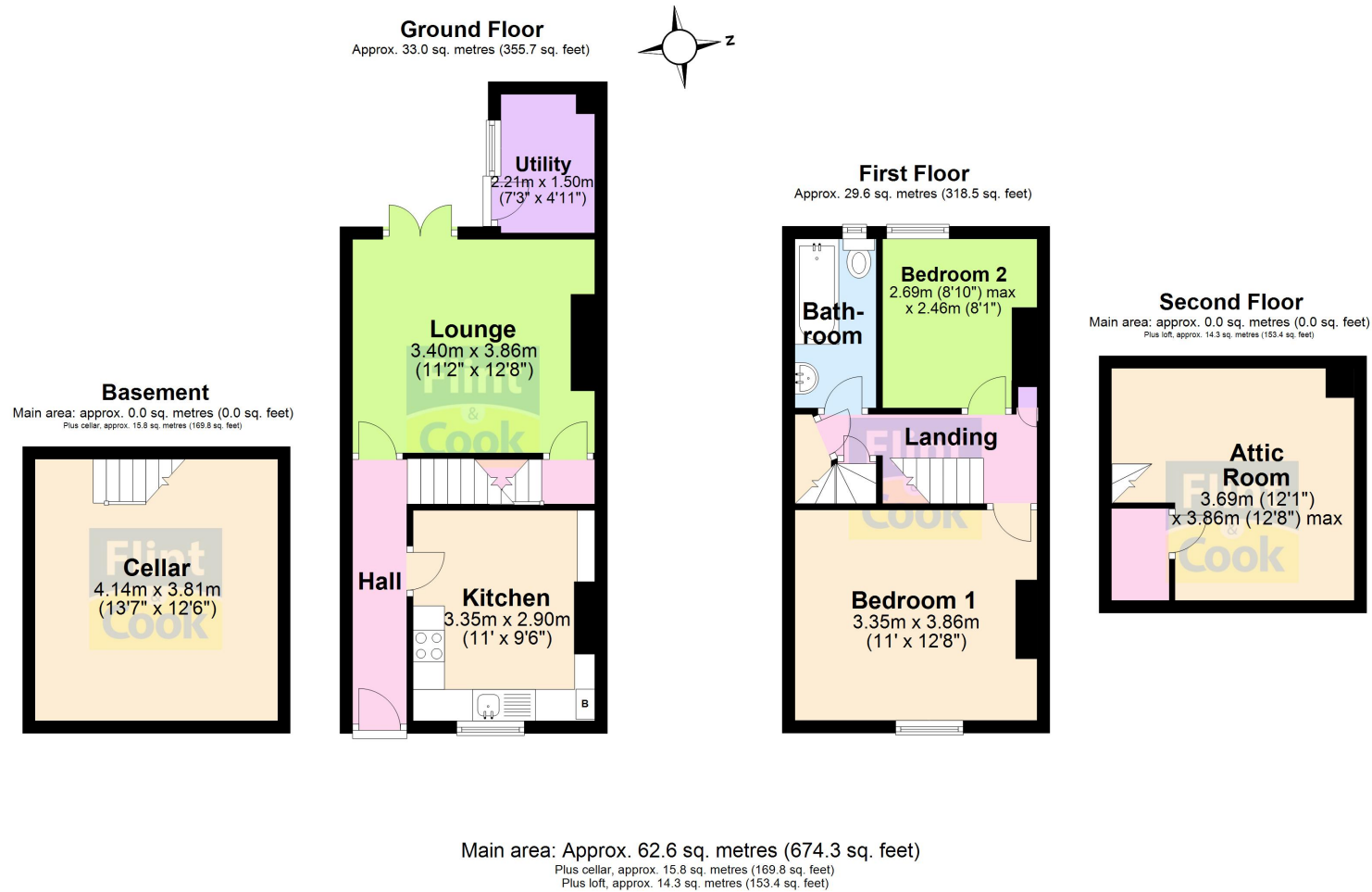
### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

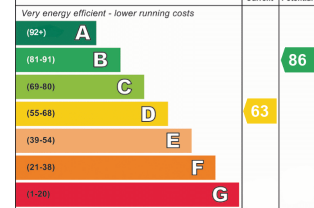
### Money Laundering Regulations

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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		86
A		
B		
C		
D		
(55-68)	63	
E		
F		
(21-38)		
G		
(1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		