

FOR
SALE



6 Breinton Road, Hereford HR4 0JX

£350,000 - Freehold

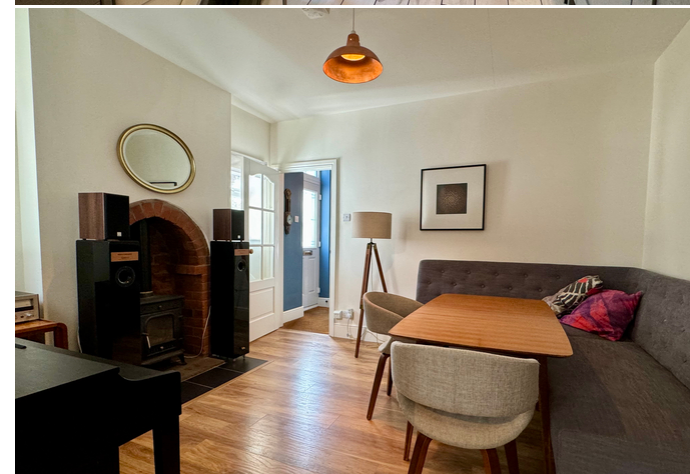
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this popular residential location, just a short walk from the City centre, an immaculately presented 4 bedroom extended Victorian semi-detached house offering ideal family accommodation. The property has the added benefit of a converted attic and converted cellar providing 4 double bedrooms, 2 reception rooms, modern fitted kitchen and shower rooms, private rear garden, outdoor home office and off-road parking and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Semi-detached house*
- *Beautifully presented throughout*
- *Private garden & outdoor home office*
- *Popular residential location*
- *Must be viewed!*
- *Off road parking*
- *Private access to great cycle path*
- *4 Double bedrooms*
- *Shower room & Bathroom*



ROOM DESCRIPTIONS

Entrance door leading into the

Entrance Hall

Engineered laminate flooring, carpeted stairs leading to the first floor with door leading down to the Converted Cellar/Bedroom 4 and door leading to the

Living Room

Fitted carpet, double glazed bay window to the front aspect, radiator and exposed brick fireplace with fitted woodburning stove.

Dining Room

Engineering laminate flooring, exposed brick fireplace and fitted woodburning stove, double glazed window and openings into the

Modern extended Kitchen

Fitted with contrasting Shaker units with wood-effect laminate worksurfaces and tiled splashbacks, integrated stainless steel sink and drainer, extractor hood and splashback, space for Range-style cooker, under-counter space for dishwasher and washing machine and space for free-standing fridge/freezer, wall mounted radiator, recessed spotlighting, vaulted ceiling with Velux skylight and access doors leading into the Shower Room, Utility and rear garden.

Downstairs Shower Room

Suite comprising glazed shower cubicle with electric shower over, low flush WC, wash hand-basin, mirrored storage cupboard, heated towel rail and double glazed window to the rear garden.

Utility/Storage Room/Workshop

With access door from the Kitchen, double doors leading out to the front, rear door into the garden, Belfast sink with hot and cold water taps, radiator.

Converted Cellar/Bedroom 4

Engineered wood flooring, recessed spotlighting, radiator, stairs leading up to the Velux window and door into a large storage room.

First floor landing

Fitted carpet, double glazed window to the side aspect, carpeted stairs leading up to the Attic Bedroom and door to

Bedroom 1

Fitted carpet, double glazed window to the front aspect, radiator and feature fireplace.

Bedroom 2

Fitted carpet, double glazed window overlooking the rear garden, feature fireplace and radiator.

Family Bathroom

Suite comprising free-standing bath with showerhead attachment, double width shower cubicle with rainfall showerhead over, wash hand-basin with storage above and beneath, low flush WC, 2 heated towel rails, large storage cupboard, double glazed window to the rear aspect and double glazed window to the side aspect.

Attic Bedroom

Fitted carpet, radiator, double glazed window to the side aspect, hydraulic hatch door, recessed spotlighting, 2 sets of double doors leading to the eaves storage with fitted hanging rail and built-in shelves.

Outside

To the rear of the property there is an immaculately presented low maintenance rear garden with a good size patio area which is perfect for entertaining with a paved path leading onto the remainder of the garden, mainly laid to lawn with 2 log stores and access to the

Outdoor Home Office

With double doors, power, radiator and light. Outside wooden storage shed, useful outside tap, 1 single rear access gate and 1 double access gate providing access from the front.

Front of property

There is private parking for 2 vehicles which includes 1 off-road parking space and 1 further on-road parking space (permits can be obtained from Herefordshire Council for additional parking on Breinton Road).

Services

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

Outgoings

Council tax band C - payable 2024/25 £2050.97
Water and drainage - rates are payable.

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

From the Flint & Cook office continue up King Street heading to the traffic lights, continue straight over onto Barton Road. Proceed over the humpback bridge where the property is located on the right hand side, as indicated by the Agent's FOR SALE board. What3words - apples.taxi.statue



Total area: approx. 176.4 sq. metres (1898.3 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	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	68	80
England, Scotland & Wales		
EU Directive 2002/91/EC		