

FOR
SALE



62 Cotterell Street, Hereford HR4 0HQ

£260,000 - Freehold

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PROPERTY SUMMARY

Situated in this popular residential location a 2-bedroom end-terrace property offering ideal first-time buyer accommodation.

The property has the added benefit of 2 bedrooms, 2 bathrooms, 2 reception rooms, modern fitted kitchen, converted cellar (currently used as an office/extra reception room) and a good-size rear garden. We highly recommend an internal inspection.

POINTS OF INTEREST

- *Popular residential location*
- *Ideal first-time buyer*
- *2 bed end-terraced house*
- *2 receptions, 2 bathrooms*
- *Converted cellar*
- *Gas central heating, double-glazing*



ROOM DESCRIPTIONS

Entrance porch

Wooden flooring, windows to front, door to

Living room

Exposed floorboards, radiator, window to front, coving, feature wood-burning stove with brick surround and tiled hearth, door to

Inner hallway

Exposed floorboards, carpeted stairs leading up, gas central heating thermostat, door to

Dining room

Exposed floorboards, coving, radiator, door to rear aspect, opening up into the kitchen and door down to the cellar.

Kitchen

A modern fitted kitchen with wall and base units, worksurfaces, undercounter space for washing machine, space for free-standing fridge/freezer, 4-ring gas hob, electric oven and extractor over, 1 1/2 bowl sink and drainer unit with tiled splashback, wall mounted gas central heating boiler, tiled floor, recessed spotlights, window, door to

Bathroom

Suite comprising P-shape panelled bath with shower fitment over, tiled surround, wash hand basin and low flush WC, radiator, extractor, recessed spotlights, window.

Cellar

Carpeted stairs leading down, wooden flooring, recessed spotlights, radiator, Velux window, extractor, meter cupboards.

First floor landing

Carpet, smoke alarm, coving, doors to

Bedroom 1

Carpet, radiator, window to front, coving, triple wardrobe with sliding doors.

Bedroom 2

Carpet, radiator, window to rear, coving.

Shower room

Corner shower cubicle with mains fitment shower over, tiled surround, pedestal wash hand basin, low flush WC, vinyl flooring, recessed spotlights, extractor.

Outside

To the front a small courtyard laid to stone with paved path leading to the front porch.

To the rear a paved pathway provides access to the remainder of the garden, which is mostly laid to lawn with a stone path and border of ornamental shrubs. This leads to a decked area perfect for entertaining with outside wooden storage shed, outside tap and enclosed by brick walling and fencing.

Services

All mains services are connected. Gas-fired central heating.

Outgoings

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

Viewing

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

Directions

Proceed west out of Hereford along Whitecross Road taking the left-hand turn onto Whitehorse Street and then taking the right-hand turn onto Cotterell Street. The property is then situated just over halfway down on the right-hand side, as indicated by the Agent's FOR SALE board.

Money laundering regulations

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



Total area: approx. 105.3 sq. metres (1133.8 sq. feet)

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

62 Cotterell Street, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			