

FOR
SALE



20 Rotherwas Close, Hereford HR2 6RG

£215,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, a well presented 2 bedroom end-terraced house offering ideal first time buyer/investor accommodation with the added benefit of a single garage, enclosed rear garden and driveway parking and we highly recommend an internal inspection. There is easy access to local shops and stores, bus service, schools, Rotherwas Industrial estate and open countryside beyond.

POINTS OF INTEREST

- *End-terraced house*
- *2 Bedrooms*
- *Popular residential location*
- *Gas central heating & double glazing*
- *Well presented throughout*
- *Ideal first time buyer/investor accommodation*
- *Garage & driveway parking*
- *Enclosed rear garden*



ROOM DESCRIPTIONS

Canopy Porch

With uPVC entrance door into the

Kitchen

Beautifully presented with contrast high-gloss fitted wall and base units with ample worksurfaces, stainless steel sink and drainer, 5-ring gas hob with extractor over, built-in electric oven, space for a free-standing fridge/freezer and washing machine, recessed spotlighting, double glazed window to the front aspect, radiator, tiled floor and door into the

Living/Dining Room

Fitted carpet, radiator, double glazed sliding doors leading out to the rear garden, coving and carpeted stairs leading to the first floor.

First floor landing

Fitted carpet, loft hatch, smoke alarm and doors to

Bedroom 1

Fitted carpet, double glazed window to the rear aspect, radiator and double built-in wardrobes with mirrored sliding doors.

Bedroom 2

Fitted carpet, radiator, double glazed window to the front aspect, built-in airing cupboard housing the Worcester Bosch gas central heating boiler.

Shower Room

Comprising double width cubicle with mains fitment rainfall shower over, low flush WC, wash hand-basin with storage under, built-in storage cupboard, heated towel rail, automatic recessed spotlighting, extractor, opaque double glazed window to the front aspect and vinyl flooring.

Outside

To the rear, there is a low maintenance garden with decked area and covered pergola, perfect for entertaining. The remainder of the garden is laid to lawn with a concrete path leading to the rear access door to the garage and leading round to the concrete area with an outside storage shed. The GARAGE has an up-and-over door, light and power, fitted worksurfaces with storage under, space for tumble dryer. To the front of the property there is a low maintenance gravelled area with plants and shrubs leading up to the front entrance door and to the side there is a concrete driveway providing parking for 2 vehicles.

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 £1690.31
Water and drainage - 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

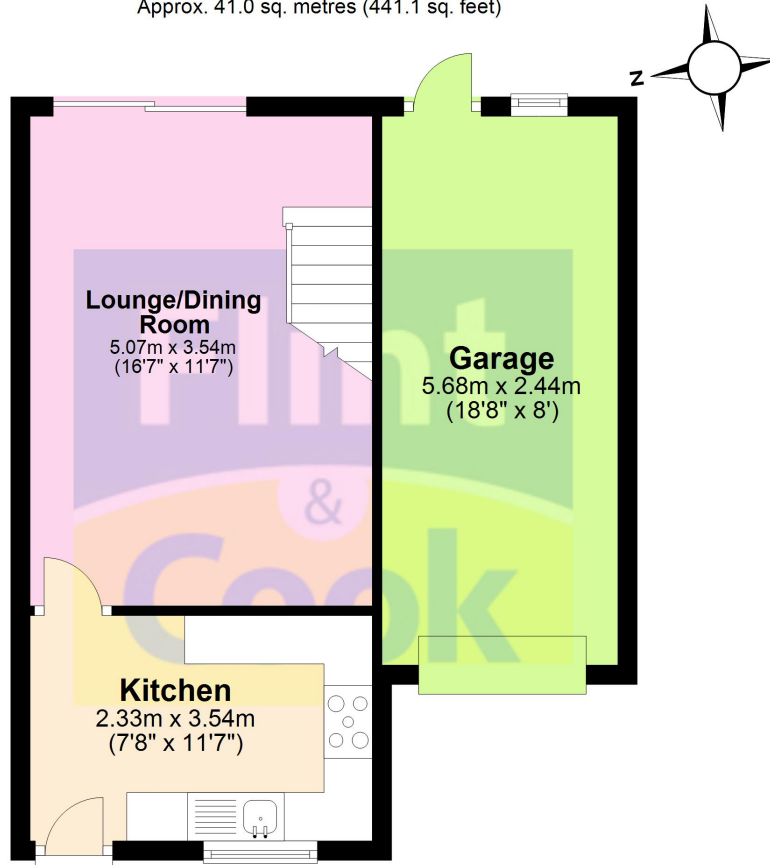
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - deputy.curl.smiled

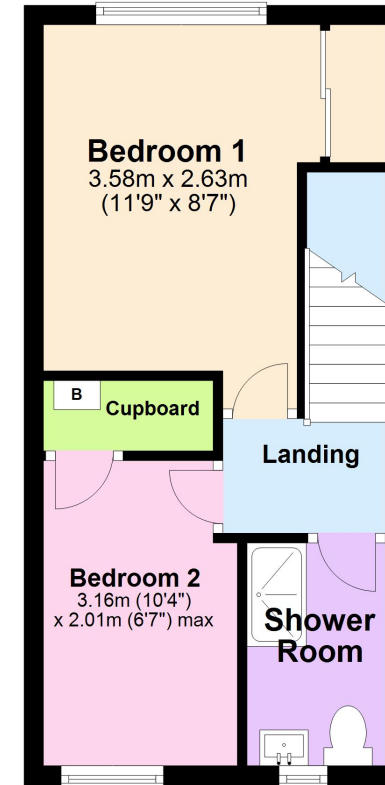
Ground Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



First Floor

Approx. 27.1 sq. metres (292.2 sq. feet)



Total area: approx. 68.1 sq. metres (733.3 sq. feet)

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

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