

FOR  
SALE



17 Mill Street, Hereford HR1 2NX

£355,000 - Freehold

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

## PROPERTY SUMMARY

Convenient central location overlooking the Castle Green a deceptively spacious 4 bedroom house with 2 reception rooms and breakfast kitchen, private rear garden, excellent decorative order. Must be viewed!!!

## POINTS OF INTEREST

- *Convenient central location*
- *Deceptively spacious 4 bedroom house*
- *2 Reception rooms & breakfast kitchen*
- *Private rear garden*
- *Excellent decorative order*
- *Must be viewed!!!*



## ROOM DESCRIPTIONS

Entrance door through to the

### Entrance Hall

Wooden flooring, coat-hooks and partially glazed door through to the

### Entrance Hallway

Radiator, wooden flooring, carpeted staircase to the first floor and open-plan access to the

### Sitting Room

Wooden flooring, picture rail, radiator, double glazed sash-style window to the front aspect with Venetian blinds/curtains, feature fireplace with hearth, display mantel and wood-burning stove.

### Dining/Family Room

Wooden flooring, radiator, display recess, feature wood-burning stove, display shelving with cupboard below, large store cupboard with shelving, access to the Basement and open-plan archway through to the

### Kitchen/Breakfast Room

Kitchen area with 1½ bowl sink unit with antique-style mixer tap over, range of wall and base cupboards, solid wood worksurfaces with tiled splashbacks, built-in single oven and 4-ring gas hob with cookerhood over, tiled floor, pantry style cupboard, central spotlighting, double glazed window to the rear with Venetian blind, built-in dishwasher, space and plumbing for automatic washing machine. Breakfast area with tiled floor, radiator, two Velux rooflights and double glazed double patio doors with integral blinds and side windows opening out onto the rear entertaining area.

From the Family/Dining Room a carpeted staircase leads down to the

### Converted Cellar/Bedroom 4

With good head-height, radiator, recessed spotlighting, escape hatch to the front aspect and range of fitted full height mirror fronted cupboards with sliding doors.

### Landing

With fitted carpet, dado rail, smoke alarm, double glazed side window, radiator and door to

### Bedroom 1

Laminate flooring, ornamental fire surround, radiator, feature pine panelled wall, double glazed sash-style window to the front aspect with Venetian blind/curtains enjoying a pleasant outlook.

### Bedroom 2

Fitted carpet, radiator, double glazed window to the rear with Venetian blind, ornamental fire surround.

### Bathroom

With suite comprising large panelled bath, pedestal wash hand-basin, WC, separate double shower cubicle, ladder style towel rail/radiator, double glazed window with Venetian blind

From the first floor landing, a turning carpeted staircase leads up to the

Second Floor Landing with access to the

### Attic Room/Bedroom 3

Fitted carpet, two radiators, Velux rooflight, eaves store cupboard.

### Outside

Immediately to the rear there is a good size paved patio area providing the perfect entertaining space which then leads onto the good size rear garden which has been landscaped for easy maintenance, interspersed with a variety of flowers, shrubs and trees, two useful timber garden sheds, one log store and all well enclosed by high fencing to maintain privacy. There is a useful outside tap and pedestrian right-of-way which is also shared by the adjacent neighbours.

Parking Permits (x2) for Mill Street and surrounding streets are available from Hereford City Council for £30 each per annum.

### Agents Note

All fitted carpets, blinds/curtains, 'Fritz Fryer' pendants lights to hallway, sitting room, living room, dining area, landing & bathroom.

Some furniture is available by separate negotiation.

### General Information

#### Services

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

### Directions

Proceed through the centre of Hereford along St Owens Street, turning right into Castle Street which continues into Mill Street and number 17 is on the left-hand side, as indicated by the Agent's FOR SALE board.

### Money Laundering

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



Total area: approx. 136.4 sq. metres (1468.7 sq. feet)

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

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

**Flint & Cook Privacy Statement:** We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, [www.flintandcook.co.uk](http://www.flintandcook.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
	63	82
England, Scotland & Wales		
EU Directive 2002/91/EC		