

FOR  
SALE



12 Nolan Road, Hereford HR4 9LG

£187,500 - 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, a deceptively spacious 2 bedroom house offering ideal first time buyer/investment accommodation. The property which is offered for sale with no onward chain has the added benefit of 2 double bedrooms, a private rear garden, off road parking for two vehicles and we recommend an internal inspection.

## POINTS OF INTEREST

- *Convenient central location*
- *Deceptively spacious terraced house*
- *Large lounge, breakfast-kitchen*
- *2 double bedrooms*
- *Ideal for first buyer/investment*
- *No onward chain*
- *Off road parking & fantastic rear garden*



## ROOM DESCRIPTIONS

### Entrance Hall

Accessed through a uPVC entrance door with dado rail, electric light and entrance door through to the

### Lounge

With newly fitted carpet, High Heat Retention (HHR) heater, double glazed window to the front aspect, TV aerial point, carpeted stairs to the first floor with useful under stairs cupboard, fire surround with hearth and display mantle over, coved ceiling and door to the

### Kitchen/Breakfast Room

With single drainer sink unit with mixer tap over, a range of wall and base cupboards, ample work surfaces with splash backs, new vinyl flooring, space for a breakfast table/bar, coved ceiling, space for appliances, double glazed windows and door to the rear garden.

### First Floor Landing

With fitted carpet, access hatch to the loft space, large built in airing/store cupboard.

### Bedroom 1

With fitted carpet, wall mounted electric heater, double glazed window to the rear, coved ceiling and ample space for bedroom furniture.

### Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect, dado rail, coved ceiling and built in double wardrobe with mirrored sliding doors.

### Bathroom

With suite comprising a panelled path with hand grips, tiled surround and upgraded shower unit over, vanity wash hand basin with storage below, low flush WC, dado rail, extractor fan, newly installed wall mounted electric heater and vinyl flooring.

### Outside

To the rear of the property the garden has been laid to paving and chippings for easy maintenance and enclosed by high fencing for privacy with a useful outside tap, timber garden shed and rear access gate leading to the off road parking facilities.

The front garden is laid to lawn with a paved pathway leading to the front entrance door and a further off road parking space to the side.

### Agents note

The UPVC windows, installed in 2018, and the UPVC doors, installed in 2019, both come with FENSA-approved 10-year warranties.

### Services

Mains water, electricity, drainage are connected.

### Outgoings

Council tax band B - £1,899 payable for 2025/2026

Water and drainage rates are payable.

### Directions

Proceed north out of Hereford city along Victoria Street continuing to Edgar Street, after passing the football ground turn left into Nolan Street.

### Viewing Arrangements

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

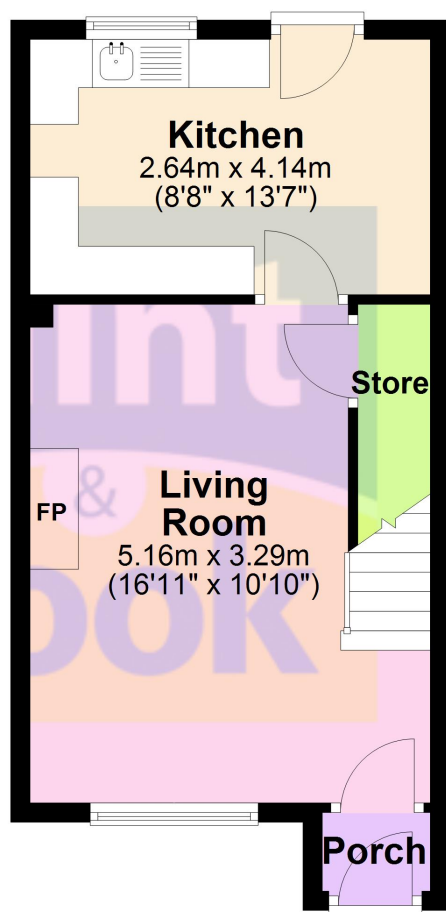
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

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

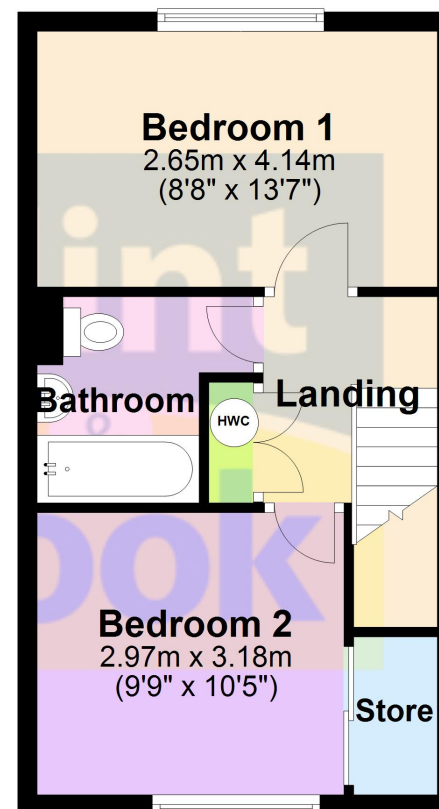
## Ground Floor

Approx. 33.7 sq. metres (362.9 sq. feet)



## First Floor

Approx. 32.9 sq. metres (353.7 sq. feet)



Total area: approx. 66.6 sq. metres (716.6 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	60	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	