

FOR
SALE



The Coach House, 3 Parish Mews Off Eign Road, Hereford HR1 2RF

£275,000 - Freehold

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

PROPERTY SUMMARY

Individually designed by the same architects as The Left Bank in Hereford a detached house in private location in the favoured St James area which is within easy walking distance of Hereford City Centre, the bus stop is also close by. The property has 2 double bedrooms, covered balcony, garden room, private parking, enclosed landscaped garden. NO ONWARD CHAIN!!

POINTS OF INTEREST

- *Individually designed detached house*
- *Lovely private location*
- *Quiet residential area in St James*
- *Close to city centre*
- *2 double bedrooms*
- *Covered balcony*
- *Private parking*
- *Garden - No onward chain!*



ROOM DESCRIPTIONS

Door leads to the

Entrance Porch

With further door to the

Entrance Hall

Alarm control panel, radiator, central heating thermostat, laminate flooring, smoke alarm.

Downstairs Cloakroom

With WC, sink with cupboard under, radiator, extractor fan.

Kitchen/Breakfast Room

Fitted with a range of ash-style base and wall mounted units with worksurfaces and tiled splashbacks, built-in electric double oven, hob and extractor hood, built-in fridge/freezer, built-in washing machine, kickboard heater, gas central heating boiler, window to front.

Living Room

Radiator, laminate flooring, windows to side and wide arch to the

Garden Room

Radiator, glazed ceiling and double doors to rear garden.

Staircase leads from the Entrance Hall to the

Landing

Radiator, smoke alarm, glazed block window.

Bedroom 1

Fitted wardrobes, radiator, double doors to the COVERED BALCONY.

Bedroom 2

Built-in wardrobes, radiator, window to front.

Shower Room

With large shower cubicle with mains shower fitment, wash hand-basin and WC, tiled floor, ladder style towel radiator, 2 windows and extractor fan.

Outside

The property is approached via a private brick-paved driveway which serves just 3 properties and there is a designated parking area. A side access then leads to the secure rear garden with an excellent level of privacy being enclosed by ColourFencing designed for ease of maintenance and gravelled with 2 paved areas and a pathway to the garden shed with a raised flowerbed. Outside light.

Agent's Note

There is a Service Charge of £25.00 per month for the maintenance of the common areas.

Directions

From Hereford proceed towards Ledbury on the A438 and then, just past Hereford fire station, turn right onto the B4224 towards Fownhope and then, after a short distance, turn left into the private driveway of Parish Mews and the property is located at the end in front of you.

What3words - charge.state.grabs

Money Laundering Regulations

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

Residential Lettings & Property Management

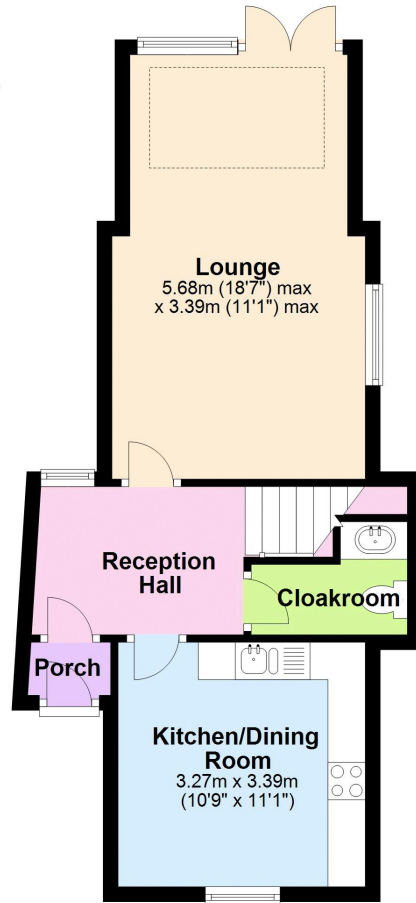
We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

Viewings

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

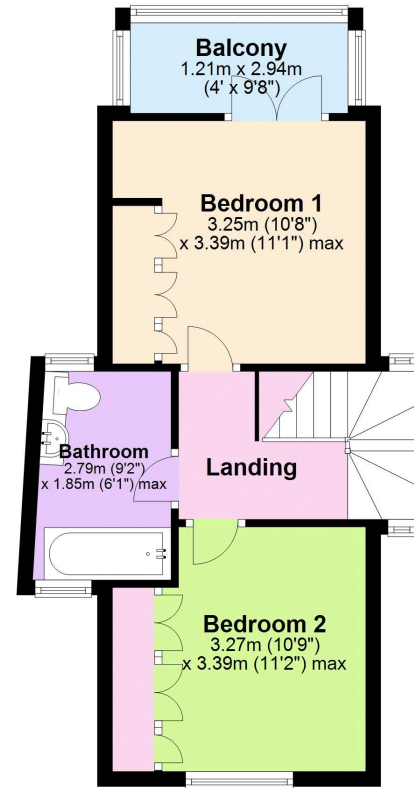
Ground Floor

Approx. 40.9 sq. metres (440.4 sq. feet)



First Floor

Approx. 33.5 sq. metres (361.1 sq. feet)



Total area: approx. 74.5 sq. metres (801.5 sq. feet)

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

3 Parish Mews, Eign Road, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	70	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			