

FOR
SALE



12 Clifford Street, Hereford HR4 0HG

£247,500 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this well established residential location, accessed from Clifford Street via a private driveway shared with 3 other garages, a deceptively spacious, older style 2 bedroom semi-detached house offering first time buyer accommodation. The property has the added benefit of gas central heating, a useful cellar, downstairs cloakroom, generously sized living accommodation, a good sized rear garden, a single garage and we recommend an internal inspection.

POINTS OF INTEREST

- *Popular residential location*
- *Deceptively spacious 2 bedroom semi-detached house*
- *2 reception rooms, kitchen, conservatory & downstairs WC*
- *Good sized rear garden & single garage*
- *Ideal for first time buyers*
- *Must be viewed*



ROOM DESCRIPTIONS

Entrance Hall

With fitted carpet, carpeted staircase to the first floor, central heating thermostat and glazed panelled door to the

Lounge

A light and airy room with fitted carpet, large double glazed bay window to the front aspect with vertical blinds, double radiator, feature fireplace with hearth, display mantel and built in gas coal effect fire with store cupboards and shelving to the side.

Dining Room

With fitted carpet, double glazed window looking through to the conservatory, double radiator, useful corner store cupboard, steps leading down to the cellar, fireplace with hearth, display mantel and built in gas fire and a glazed panelled door to the

Fitted Kitchen

With single drainer sink unit with mixer tap over, a range of wall and base cupboards, ample work surfaces with splash backs, laminate tiled floor, built in single oven and 4 ring gas hob with cooker hood over, wall mounted gas central heating boiler, further space for appliances, double glazed window and glazed panel door to the

Conservatory

Of brick and uPVC construction with fitted carpet, double radiator, vertical blinds and opening window vents, door to the front and double French doors to the rear patio and garden and door to the

Downstairs WC

With a low flush cistern, tiled floor and wall surround and a glazed window.

Cellar

With power and light points, ample storage space, window to the side and offering space to convert subject to the necessary consent.

First Floor Landing

With 2 double radiators and door to

Bedroom 1

With fitted carpet, double radiator, space for wardrobes and a double glazed window to the front aspect.

Bedroom 2

With fitted carpet, built in single wardrobe and double glazed window to the rear.

Bathroom

With white suite comprising a panelled bath, pedestal wash hand basin with wall mirror over, low flush WC, separate shower cubicle with glazed folding door, panelled walls for easy maintenance, laminate flooring, double radiator and a double glazed window.

Outside

Immediately as you step out to the rear there is a partially covered, brick paved patio area providing the perfect entertaining space, this leads on to the remainder of the garden which extends to over 115ft, it is laid to lawn and is well enclosed by fencing for privacy and bordered by flowers and shrubs and with a rear access gate leading to the

Garage

The garage is accessed from Clifford Street via a private driveway shared with 3 other garages, that runs adjacent to the property.

Agents note

There is scope to extend both at the side and the rear of the property, subject to planning consents etc.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band B - £1,889 payable for 2025/2026

Water and drainage rates are payable.

Directions

Proceed west out of Hereford from the Flint and Cook office along King Street, St Nicholas Street and crossing over the traffic lights into Barton Road and then Breinton Road, continue into West Faling Street. Turn right into Holmer Street, second right into Scudamore Street and the T junction turn left into Clifford Street.

Viewing Arrangements

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

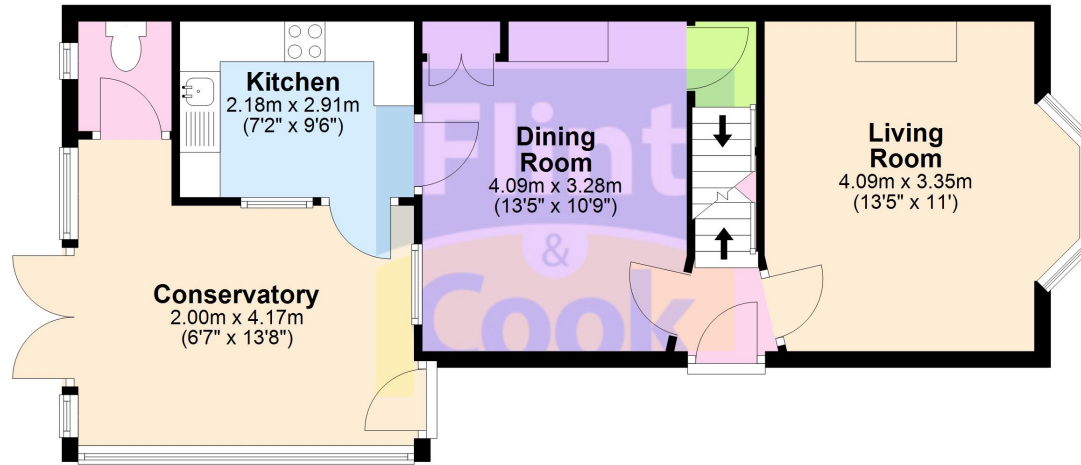
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

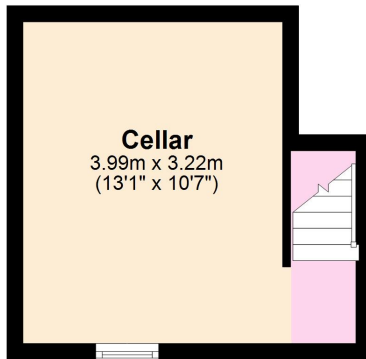
Ground Floor

Approx. 53.7 sq. metres (578.0 sq. feet)



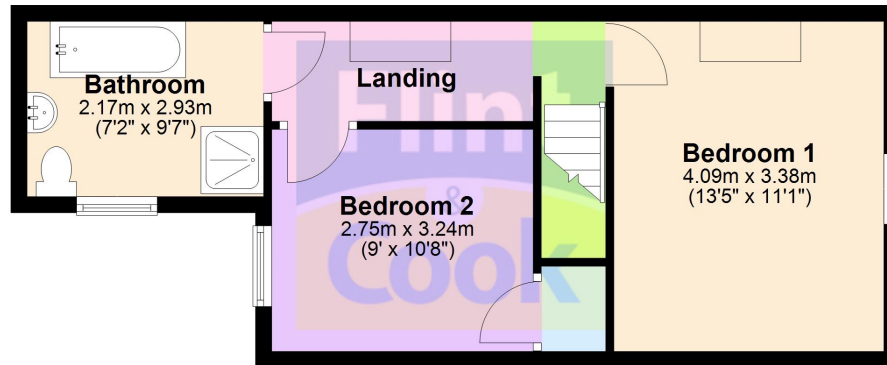
Basement

Approx. 15.0 sq. metres (161.5 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.6 sq. feet)



Total area: approx. 106.5 sq. metres (1146.0 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	61	
(21-38)	F		61
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	