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A: 22 Broad Street, Hereford, HR4 9AP

FOR SALE

£355,000

2 St Nicholas Close, Hereford. HR4 0FL



Situated a short distance from the City centre of Hereford, a luxury 3 storey townhouse offering spacious accommodation with 3 bedrooms and 2 en-suites. The property has designated parking, private garden, air-source heating and we highly recommend an internal inspection.

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### Canopy Porch

With uPVC entrance door into the

### Entrance Hallway

With fuseboard, Karndean wood-effect flooring, useful understairs storage with underfloor heating manifold, central heating thermostat.

### Downstairs Cloakroom

Low flush WC, wash hand-basin with storage under, fitted wall mirror, Karndean wood-effect flooring and extractor.

### Kitchen/Diner

Luxury fitted wall and base units with ample worksurfaces, 4-ring Bosch induction hob with extractor over and electric oven, under-counter space for washing machine, integrated dishwasher, sink and drainer unit with mixer tap, wooden flooring, recessed spotlighting, extractor, underfloor heating thermostat and opening into the

### Living Room

Fitted carpet, doors and window to the rear garden, underfloor heating thermostat and door into entrance hallway.

### First floor landing

Fitted carpet, recessed spotlighting, cupboard housing the hot water cylinder, carpeted staircase leading to the second floor and doors to

### Bedroom 2

Fitted carpet, radiator, 2 windows to the rear aspect and door into the EN-SHOWER ROOM with double width cubicle with rainfall shower head over, low flush WC, wash hand-basin with storage under, wooden flooring, fitted wall mirror, heated towel rail, recessed spotlighting and extractor.

### Bedroom 3

Fitted carpet, radiator and 2 windows to the front aspect.

### Bathroom

Suite comprising panelled bath with mains fitment and rainfall showerhead over, wash hand-basin with storage under, low flush WC, heated towel rail, opaque window, fitted wall mirror, recessed spotlighting, extractor and wooden flooring.

### Second floor landing

Fitted carpet, smoke alarm, fitted wall light and door into the

### Master Bedroom

A luxurious spacious suite with fitted carpet, 2 radiators, recessed spotlighting, window to the front aspect, 2 Velux windows, built-in wardrobes with bi-folding doors, loft hatch, doors to eaves storage and door into the EN-SUITE SHOWER ROOM with double width cubicle and rainfall showerhead over, low flush WC, wash hand-basin with storage under, heated towel rail, fitted wall mirror, extractor, recessed spotlighting and wooden flooring.

### Outside

To the front of the property there is a low maintenance front garden with paved pathway leading to the front entrance door and round to the side access. The remainder of the front is laid with stone for easy maintenance and with a small border, enclosed by brick-walling and fencing. To the rear of the property there is a low maintenance garden with paved patio area and pathway leading to the rear access gate and to the allocated parking. The remainder of the garden is laid to stone for easy maintenance and enclosed by fencing. Outside tap, outside powerpoint and the air-source heat pump. Small area of lawn.

### Agents Note

The property benefits from a 10 year LABC Warranty.

### Services

Mains water, electricity and drainage are connected. Air-source heating.

### Outgoings

Council tax band - to be assessed.  
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 - - //patio.mild.roofs

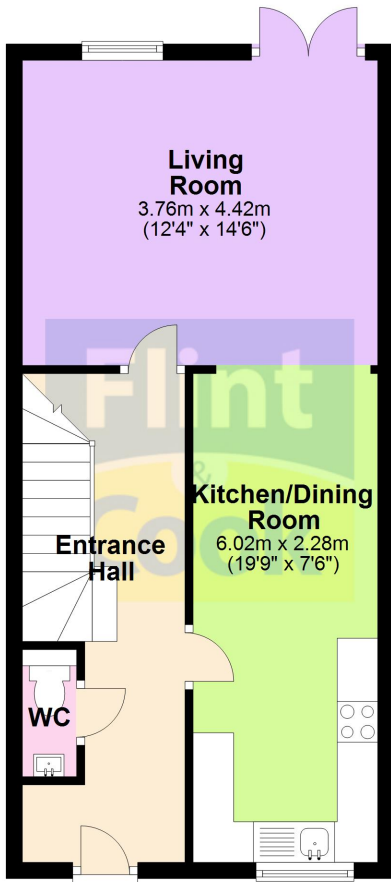






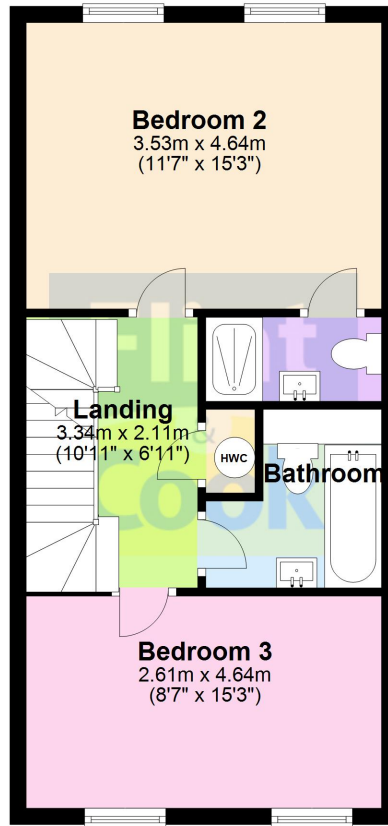
### Ground Floor

Approx. 43.4 sq. metres (467.3 sq. feet)



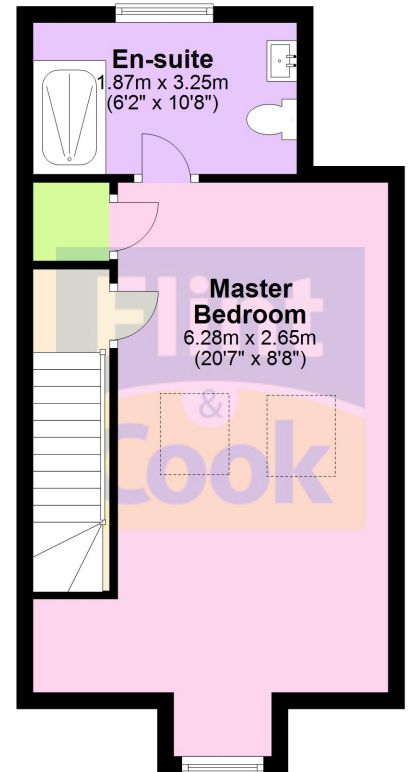
### First Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



### Second Floor

Approx. 34.9 sq. metres (375.3 sq. feet)



Total area: approx. 122.2 sq. metres (1315.9 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>98</b>
(81-91)	<b>B</b>	<b>89</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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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