

FOR  
SALE



12 Mill Stream Place, Hereford HR1 1AP

£265,000 - Freehold

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## PROPERTY SUMMARY

Situated in this popular residential location, a 3-bedroom semi-detached house offering ideal first time buyer/small family accommodation. The property has gas central heating and double-glazing, driveway parking, front and rear gardens, Solar panels and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Semi-detached house*
- *Popular residential location*
- *Ideal first time buyer/small family accommodation*
- *Driveway parking & enclosed garden*
- *Front and rear gardens*
- *Gas central heating, double-glazing*
- *Well presented throughout*
- *3 Bedrooms*



## ROOM DESCRIPTIONS

### Canopy porch

Door to

### Entrance hall

Wooden flooring, carpeted stairs leading up, useful understairs storage area, gas central heating thermostat, radiator, doors leading to

### Downstairs WC

With low flush WC, wash hand basin with tiled splashback and storage under, heated towel rail, fuseboard, window to front, vinyl flooring.

### Living room

Carpet, window to front, radiator, electric fireplace with wooden surround and tiled hearth, door to

### Kitchen/dining room

The kitchen area is fitted with matching wall and base mounted units, ample work surface space with tiled splashbacks, 1 1/2 bowl sink and drainer unit, space for free-standing cooker with electric oven, gas hob and extractor over, under counter space for washing machine, integrated fridge, coving, tiled floor, window to rear and dining area with fitted wall and base units, ample work surface space, tiled splashback, laminate flooring, radiator, sliding doors to the

### Conservatory

Wood-effect flooring, double-glazed windows and French doors to the rear garden.

### First floor landing

Carpet, radiator, loft hatch, airing cupboard with gas central heating boiler, doors into

### Bedroom 1

Carpet, window to front, radiator, built-in double wardrobe.

### Bedroom 2

Carpet, radiator, window to rear.

### Bedroom 3

Wooden flooring, radiator, window to front, built-in storage cupboard.

### Bathroom

3 piece suite comprising panel bath with mains rainfall shower head over, tiled surround, low flush WC, wash hand basin with storage under, heated towel rail, vinyl flooring, extractor, frosted window to rear with fitted blind.

### Outside

To the front iron gates open up onto a tarmac driveway providing off-road parking which leads to a further parking area laid to gravel. There is a concrete pathway leading to the front door and providing access round to the rear garden with side iron gate. The remainder of the front garden is laid to lawn with an array of plants and shrubbery with patio area with outside store, there is also access to the meter cupboards to the front.

To the rear from the conservatory patio doors leads out to a raised decked area leading to a large wooden storage shed. The remainder of the rear garden is mostly laid to lawn with a patio area perfect for entertaining, and south-facing making it an ideal sun-trap. There is also access to the outside store with electric making a perfect space for an extra freezer/tumble drier. Outside tap.

### Agents note

There are 15 Solar Panels on the rear south elevation which are leased. Further information will be available upon request.

### Services

All mains services are connected. Gas-fired central heating.

### Outgoings

Council tax band B, payable 2-24/25 £1794.59. Water and drainage - metered supply.

### Directions

Proceed out of Hereford north along Edgar Street to the Pizza Hut roundabout taking the 3rd exit onto Netown Road. At the next mini-roundabout take the 1st exit heading over the railway bridge and upon reaching the next mini-roundabout take the 1st exit and continue up College Road. Continue over the traffic lights then take the 1st right-hand turn into Victoria Park, at the T-junction turn right then take the 1st left into Mill Stream Place. Continue down the cul-de-sac and the property is situated in the corner on the right-hand side.

### Viewing

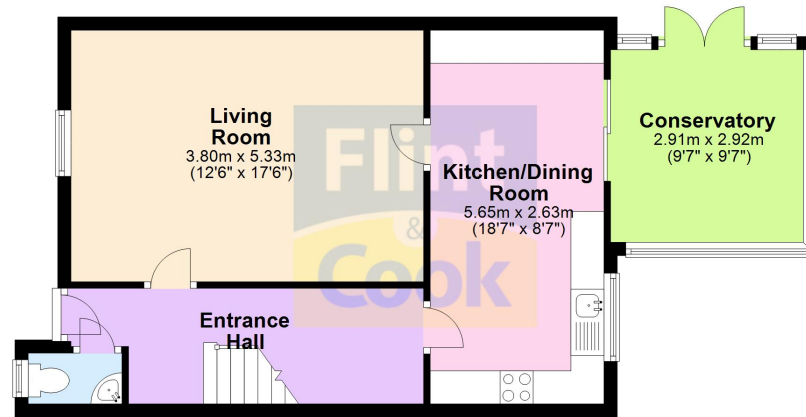
Strictly by appointment through the Agent/

### Money laundering regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

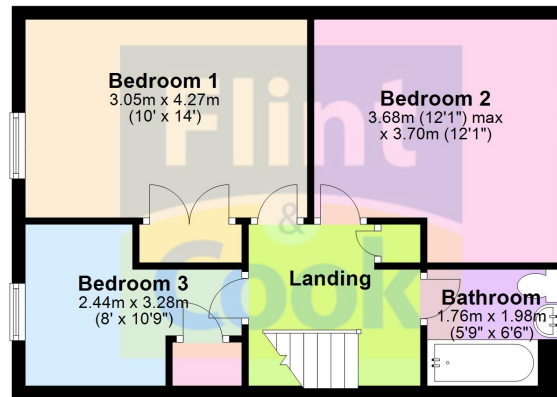
### Ground Floor

Approx. 54.8 sq. metres (590.3 sq. feet)



### First Floor

Approx. 44.9 sq. metres (483.3 sq. feet)



Total area: approx. 99.7 sq. metres (1073.6 sq. feet)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	90
(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		
England, Scotland & Wales		

77

90