

UNDER
OFFER



109 Baysham Street, Hereford HR4 0ET

£260,000 - Freehold

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

PROPERTY SUMMARY

Situated in the sought after residential location of Whitecross, just a short walk from Hereford City Centre is this beautifully presented two double bedroom end terraced home being sold with the added benefit of no onward chain. Comprising a fantastic open plan living space, modern fitted kitchen, part converted cellar, low maintenance garden, two double bedrooms and luxurious bathroom. A viewing is highly recommended.

POINTS OF INTEREST

- *No onward chain!*
- *Sought after residential location*
- *Beautifully presented throughout*
- *Two double bedrooms*
- *Period end terraced house*
- *Ideal first time buyer/ family home*



ROOM DESCRIPTIONS

Ground floor

Recessed entrance porch with wooden entrance door leading into the

Entrance hallway

With exposed wooden floorboards, radiator, ceiling light point, smoke alarm, wooden stairs with carpet runner leading up, hive central heating thermostat, bespoke wooden shoe storage and wooden door leading into the

Open plan lounge/dining room

A beautiful light and airy space, dual aspect double glazed windows with bay window to the front, feature exposed wooden floorboards, two ceiling light points, two radiators, feature wood burning stove with brick surround and tiled hearth, bespoke cabinetry to either recess and door leading into the

Kitchen

A recently fitted modern kitchen with matching wall and base units, ample work surface space over, single sink unit, four ring induction hob with extractor over, electric oven, space for freestanding fridge/freezer, double glazed window and french doors out to the rear, upright radiator, two feature hanging ceiling lights, recess spotlights, three wall lights, quarry tiled floor and bi-folding door with stairs leading down to

Part converted cellar

With fitted carpet, radiator, storage cupboard, velux window, three wall lights.

First floor landing

With fitted carpet, ceiling light point, smoke alarm, loft hatch and doors to

Bedroom 1

A fantastic main bedroom with bespoke fitted double wardrobe, exposed wooden flooring, feature fireplace with tiled hearth, double glazed window, radiator and ceiling light point.

Bedroom 2

With exposed wooden flooring, double glazed window, radiator, ceiling light point and feature exposed brickwork with fireplace and tiled hearth.

Bathroom

A luxurious bathroom with large walk in shower, tiled surround and mains fitment rainfall shower head over, freestanding bath, low flush w/c, wash hand basin with storage under, upright radiator, large in built double cupboard with plumbing and space for washing machine and tumble dryer, recently installed gas boiler, double glazed window, recess spotlights and two wall lights.

Outside

To the rear a low maintenance garden laid to decking with an area of stone, bordered by a raised planter, enclosed by fencing and brick walling with an area of stone and outside wooden storage shed. No 109 has a right of access across the neighbouring gardens.

Directions

Proceed west out of Hereford along Whitecross Road, take the left hand turning signposted for Ryelands Street and take the first right turn onto Baysham Street, the property is situated to the end on the right hand side.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations).

Outgoings-

Council tax band 'B' - £1889.10 for 2025/2026

Water and drainage rates are payable.

Viewings-

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

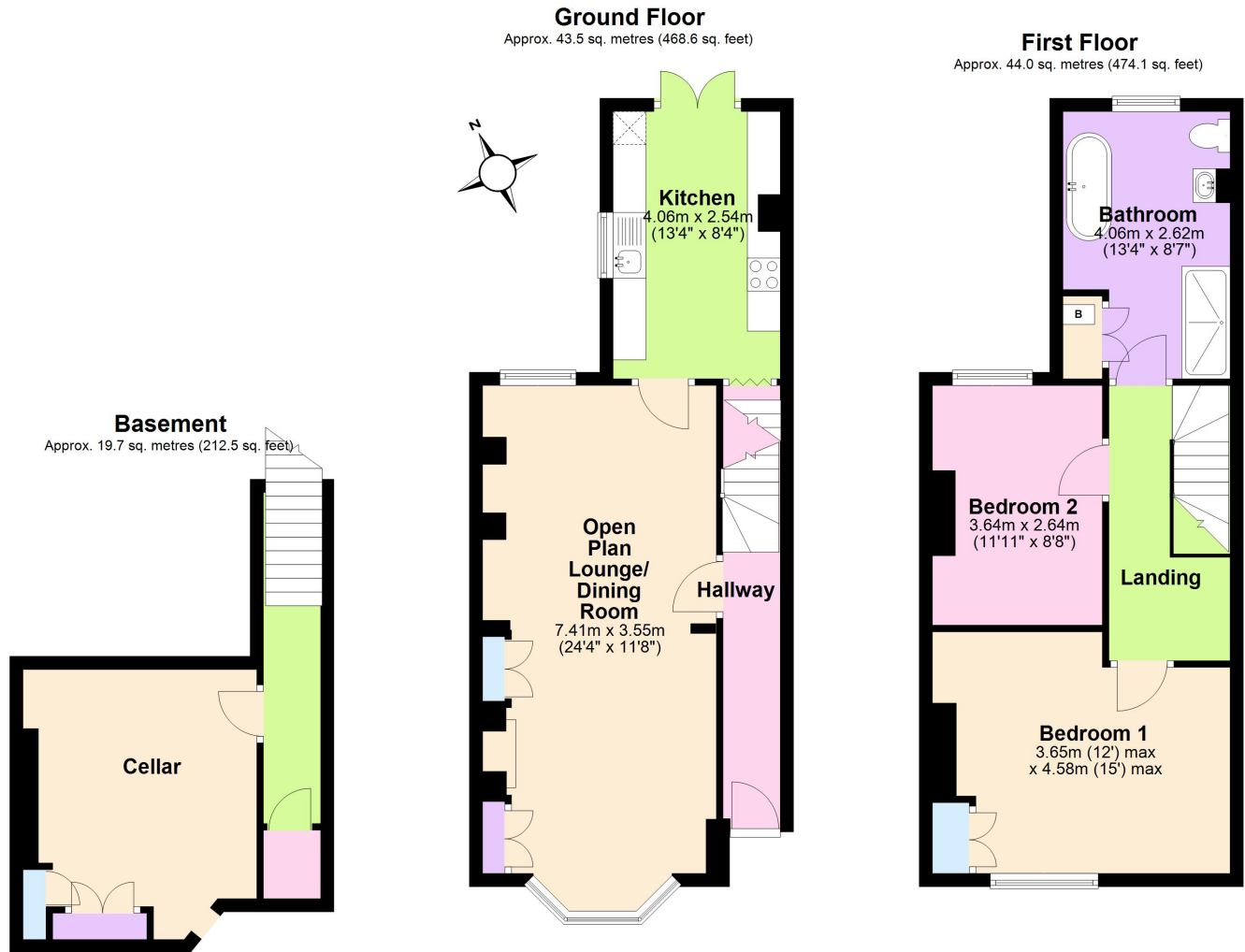
Opening Hours

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.



These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		