

FOR  
SALE



62 Old Eign Hill, Hereford HR1 1UA

£210,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## PROPERTY SUMMARY

This detached Victorian property is pleasantly located in a well-established residential area just over a mile east of the Cathedral City of Hereford. Local amenities include a range of shops, post office, churches, a bus service and the property is also in the catchment area for Bishop's secondary school.

The property is in need of total renovation and provides an excellent opportunity to improve and extend (subject to necessary planning consent), to create a substantial family residence standing in large gardens.

## POINTS OF INTEREST

- *Detached Period property*
- *Highly favoured residential area*
- *In need of complete renovation*
- *3 bedrooms*
- *3 reception rooms*
- *All mains services*
- *Cash buyers only*
- *Large gardens - 0.15 of an acre*



## ROOM DESCRIPTIONS

### **Entrance door to the Living room**

Former fireplace, storage heater, window to front, door to

### **Sitting room**

Open fireplace with surround, storage heating, window to front.

### **Steps lead down to the**

### **Kitchen**

With range stove, sink unit, understairs storage area.

### **Dining room**

Fireplace, bay window to rear.

### **The staircase leads from the living room to the**

### **First floor landing**

### **Former bathroom**

### **Bedroom 1**

Window to front.

### **Bedroom 2**

Window to front.

### **Bedroom 3**

Bay window to rear.

### **Outside**

The property fronts Old Eign Hill and there is pedestrian access to either side of the property. Vehicle access is via a private driveway with access into the rear garden.

There is a very large rear garden mainly enclosed by hedging and fencing with a brick retaining wall. Outside water tap.

### **Services**

Mains electricity, gas, water and drainage are connected.

### **Outgoings**

Council tax band B, payable 2024/25 £1794.59. Water and drainage rates are payable.

### **Agent's note**

Pre-application advice for an extension to the property is available on the Agent's website.

### **Viewing**

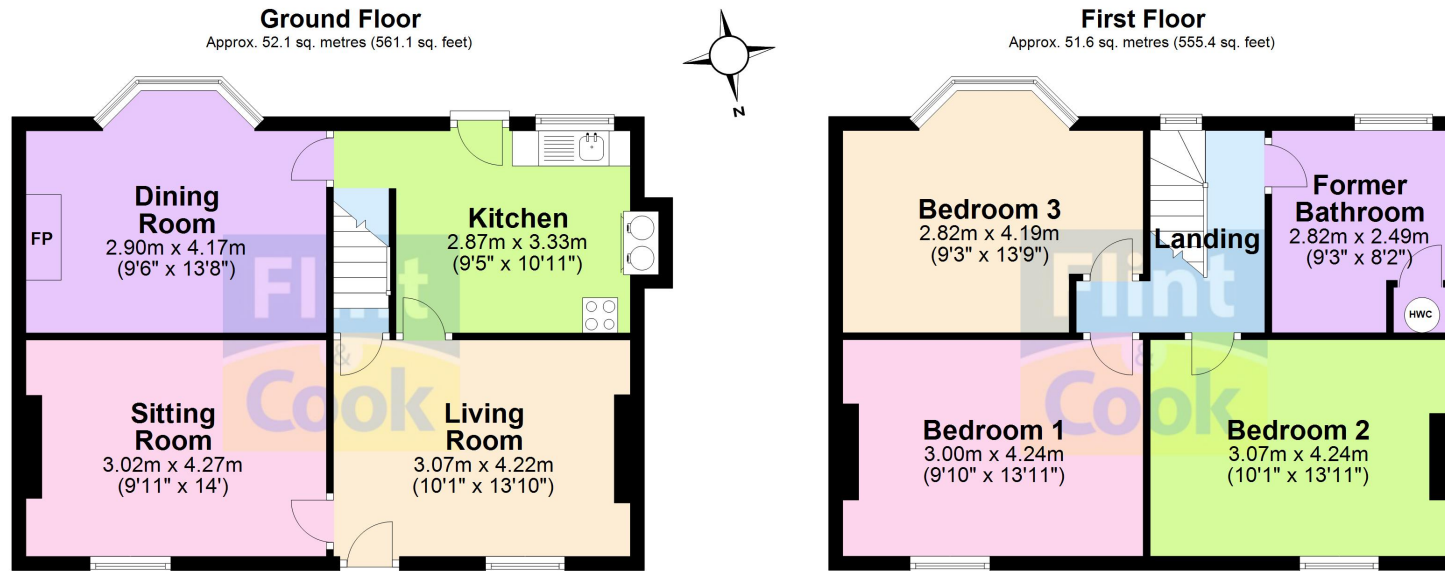
Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

### **Directions**

What3words - timing.ranges.remedy

### **Money laundering regulations**

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



Total area: approx. 103.7 sq. metres (1116.5 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>	
(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		
		<b>77</b>
	<b>7</b>	
England, Scotland & Wales		
EU Directive 2002/91/EC		