

FOR
SALE



48 Eign Road, Hereford HR1 2RY

£180,000 - Freehold

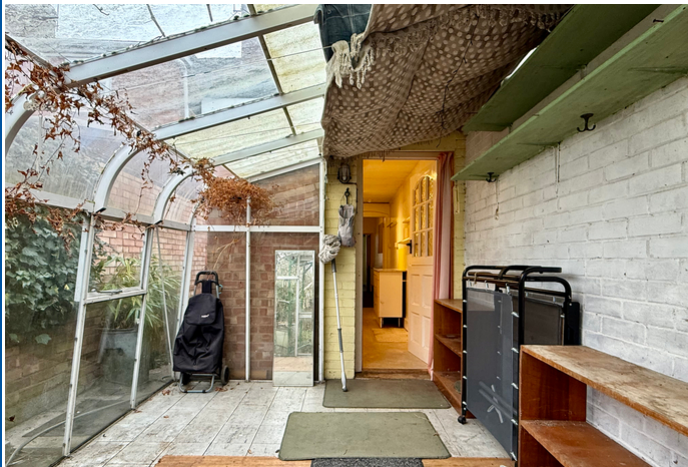
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this sought after residential location a short walk from Hereford City Centre, a 2 bedroom mid terraced house offering ideal first time buyer accommodation, being sold with the added benefit of no onward chain. The property has the added benefit of two reception rooms, double glazing, gas central heating, enclosed rear garden with rear access and we highly recommend an internal inspection.

POINTS OF INTEREST

- *No onward chain!*
- *Mid terraced house*
- *Popular residential location*
- *Ideal FTB/ Investor accommodation*
- *Two bedrooms, two receptions & cellar*
- *Requires a degree of modernisation*



ROOM DESCRIPTIONS

Ground floor

With steps leading to the front entrance door

Sitting room

With matwell, fitted carpet, double glazed window to the front aspect, ceiling light point, feature fireplace, radiator and bifolding door into

Dining room

With fitted carpet, radiator, double glazed window, wood burning stove with feature surround, stairs leading up with door under leading down to the cellar and door into

Kitchen

Fitted with base units, ample work surface space, freestanding electric cooker, under counter space for washing machine, space for freestanding fridge/freezer, 1 1/2 bowl sink and drainer unit, two double glazed windows and a stable door to the

Lean-to

With glass sliding doors leading out to the rear.

Cellar

With light and power, fuse box, gas central heating boiler, electric and gas meters.

First floor landing

With wooden floorboards, loft hatch, ceiling light point, wall light and doors to

Bedroom 1

With exposed wooden floorboards, radiator, ceiling light point, double glazed window to the front aspect and two double built in cupboards.

Bedroom 2

With exposed floorboards, ceiling light point, radiator and double glazed window to the rear aspect.

Shower room

With corner shower cubicle, tiled surround and mains fitment shower head attachment, low flush w/c, wash hand basin, radiator, cupboard housing the hot water cylinder.

Outside

To the rear a paved path provides access to the rear gate where there is space for bin storage, the remainder of the garden is laid with an array of ornamental plants, trees and shrubbery. On street permit parking is available on Eign Road.

Directions

Proceed east out of Hereford past the fire station heading towards Ledbury Road, taking the right hand turning onto Eign Road and the property is situated a short distance on the right hand side as indicated by the agents for sale board.

Services

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

Outgoings

Council Tax Band 'B'

Mains water and drainage rates apply.

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

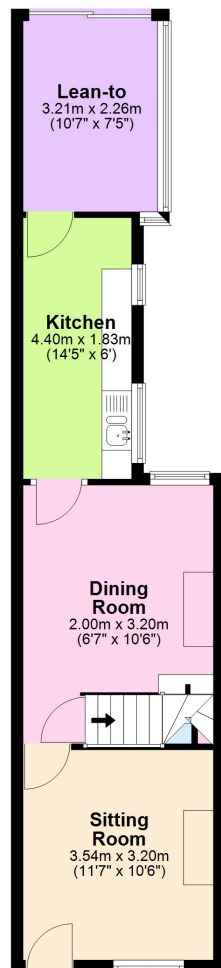
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

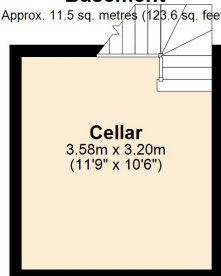
Ground Floor

Approx. 41.3 sq. metres (444.5 sq. feet)



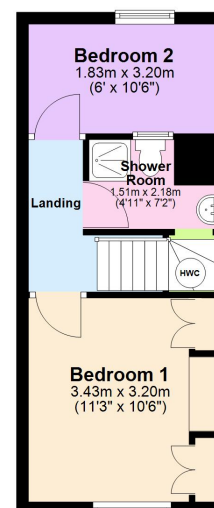
Basement

Approx. 11.5 sq. metres (123.6 sq. feet)



First Floor

Approx. 25.7 sq. metres (276.8 sq. feet)



Total area: approx. 78.5 sq. metres (844.9 sq. feet)

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

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