

FOR
SALE



27 Barrie Road, Hereford HR4 0QQ

£245,000 - Freehold

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

PROPERTY SUMMARY

A 3 bedroom end-terraced property conveniently situated in a popular residential location offering ideal first time buyer accommodation with gas central heating, double-glazing, private rear garden and driveway parking. Viewing advised.

POINTS OF INTEREST

- *End of terrace house*
- *3 Bedrooms*
- *Popular residential location*
- *Gas central heating*
- *Double-glazing*
- *Driveway parking*



ROOM DESCRIPTIONS

Ground Floor

uPVC front entrance door through to the

Hallway

With door to the living room and door to the kitchen, understairs storage and staircase leading to the first floor.

Living Room

Laminate flooring, window to front, radiator and open access into the

Dining Room

Laminate flooring, sliding doors leading into the rear.

Kitchen

Fitted with a range of wall and base units with ample worksurfaces, space below for under-counter dishwasher and fridge or freezer, stainless steel sink, electric oven and 4-ring gas hob, window to rear, tiled floor, radiator, door to rear garden and door to the

Downstairs WC

With wash hand-basin and WC.

Utility Room

Tiled floor, space for washing machine and tumble dryer, door to front, electric fuseboard, radiator.

First Floor

Landing

Fitted carpets, smoke alarm and door to

Bedroom 1

Fitted carpet, window to front, built-in wardrobe.

Bedroom 2

Fitted carpet, window to front, built-in wardrobe.

Bedroom 3

Fitted carpet, window to rear, built-in wardrobe.

Separate WC

Vinyl flooring, window to rear.

Airing cupboard with shelving and housing the gas-fired central heating boiler.

Outside

The rear garden has a small patio area and small decked area with the remainder of the garden mainly laid to lawn.

There is side access from the rear garden to the front of the property where there is a gravelled driveway providing off-road parking and a pathway leading to the front entrance door.

General Information

Services

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

Outgoings

Council tax band 'B' - payable 2024/25 £1,812 Water and drainage - rates are payable.

Tenure & Possession

Freehold - vacant possession on completion.

Directions

From Greyfriars Bridge in Hereford City Centre turn immediately left on the north side into Barton Road which continues into Breinton Road. After 1/2 a mile this road continues into Westfaling Street. Continue straight over the roundabout and after 300 yards, turn right into Barrie Road, the property is situated immediately on the right hand side as indicated by the Agents For Sale board.

Viewing

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

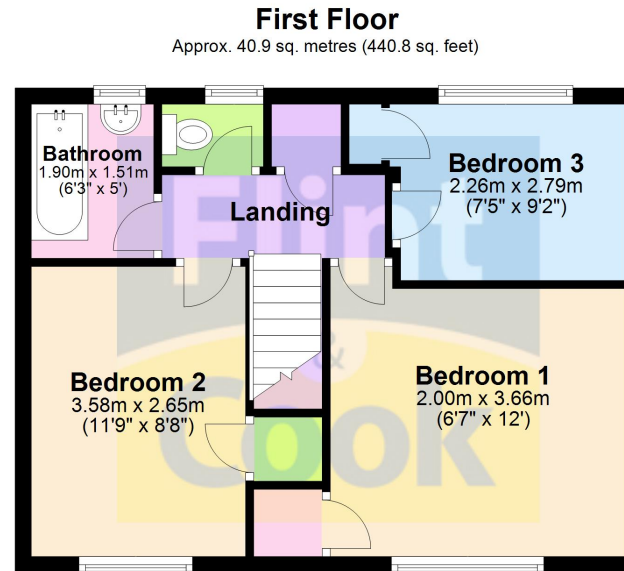
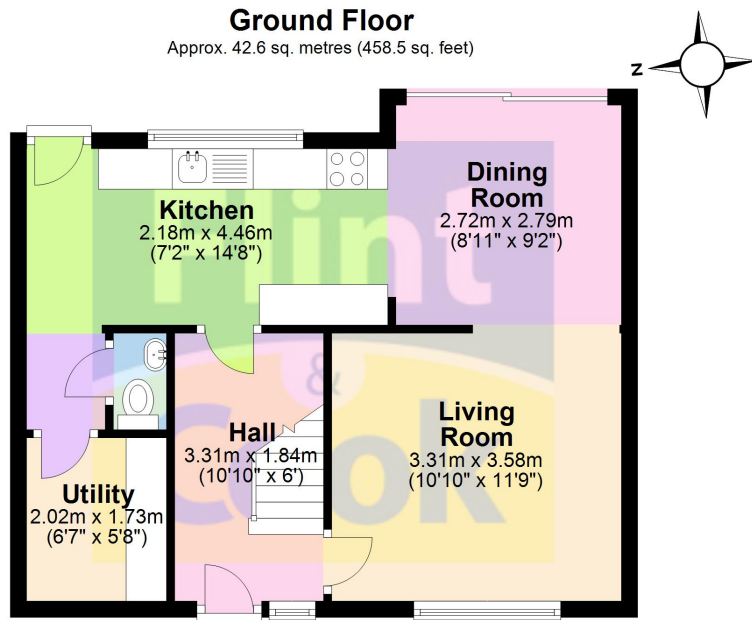
Money Laundering Regulations

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 2.00 pm



Total area: approx. 83.6 sq. metres (899.3 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+)	A		84
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			