

FOR  
SALE



2 Newstead Court Newtown Road, Hereford HR4 9LN

£230,000 - Freehold

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



## PROPERTY SUMMARY

Situated just a short walk from Hereford City Centre, a modern three storey, four bedroom end of terraced house offering ideal first time buyer/ family accommodation. The property benefits from spacious accommodation across three floors with an open plan living space to the ground floor, two bedrooms and bathroom to the first floor, with two further bedrooms to the second floor. The property benefits from gas central heating, double glazing, allocated parking and we highly recommend a viewing.

## POINTS OF INTEREST

- *Modern three storey end terraced house*
- *Four bedrooms, 1 bathroom*
- *Allocated parking & rear garden*
- *Within walking distance of the City centre*
- *Gas central heating & double glazing*
- *Ideal first time buyer/ family home*



## ROOM DESCRIPTIONS

### Ground floor

With entrance door leading into the

### Entrance hall

With vinyl flooring, radiator, ceiling light point, smoke alarm, useful under stair storage space with carpeted stairs leading up and doors to

### Downstairs W/C/Utility

With a pedestal wash hand basin, chrome heated towel rail, ceiling light point, formerly a w/c (can be reinstalled), currently space and plumbing for a washing machine.

### Open plan lounge/kitchen/dining room

Kitchen fitted with matching white gloss wall and base units with ample work surface space over, stainless steel 1 1/2 bowl sink and drainer unit, 4 ring gas hob, electric oven and extractor over, under counter space for dishwasher and space for freestanding fridge/freezer, radiator, recess spotlights, wall mounted gas central heating boiler, double glazed window, tiled splash backs, living/dining space with fitted carpet, radiator, ample space for both living and dining, double glazed window and double glazed french doors to the rear garden, useful storage cupboard.

### First floor landing

With fitted carpet, double glazed window, two ceiling light points, radiator and doors to

### Bedroom 1

With fitted carpet, radiator, ceiling light point, dual aspect double glazed windows and double glazed french doors with Juliet balcony.

### Bedroom 2

With fitted carpet, ceiling light point, radiator and double glazed window.

### Bathroom

Three piece white suite comprising panelled bath with shower fitment over and tiled surround, low flush w/c, wash hand basin with tiled splashback and storage below, vinyl flooring, recess spotlights, heated towel rail and extractor.

### Second floor landing

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

### Bedroom 3

A good sized double bedroom with partial limited head height, vinyl flooring, double glazed window, ceiling light point, radiator.

### Bedroom 4

With fitted carpet, radiator, double glazed window, ceiling light point and partial limited head height.

### Outside

To the rear a low maintenance garden laid to lawn and enclosed by fencing and brick walling. A side access pathway provides access to the front which has a small area of lawn with paved pathway and two allocated parking spaces.

### Directions

Proceed north out of Hereford along Edgar Street, at the roundabout take the third exit right onto Newtown Road and immediately on your left is a blue archway, proceed under the arch and the property is situated in the far left corner.

### Services

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

### Outgoings-

Council tax band D - £2,449 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

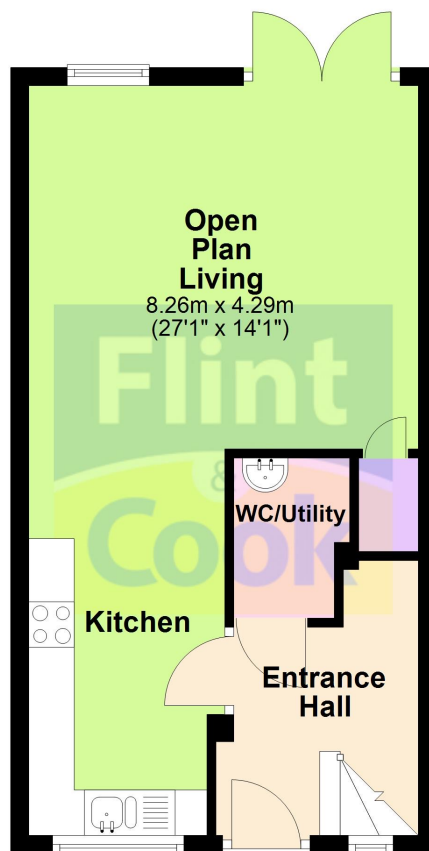
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations-

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

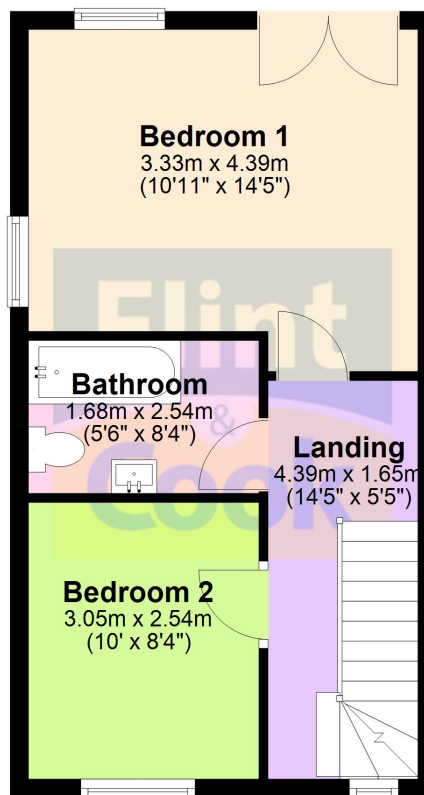
## Ground Floor

Approx. 35.4 sq. metres (381.4 sq. feet)



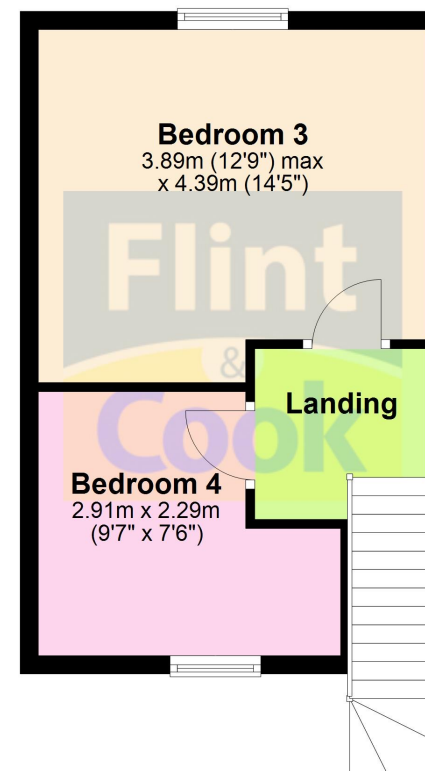
## First Floor

Approx. 35.4 sq. metres (381.2 sq. feet)



## Second Floor

Approx. 30.0 sq. metres (322.4 sq. feet)



Total area: approx. 100.8 sq. metres (1085.0 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	86	
(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		
EU Directive 2002/91/EC		