

FOR
SALE



2 Venns Court, Venns Lane, Hereford HR1 1DE

£295,000 - Freehold

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

PROPERTY SUMMARY

Situated in this sought after location, a fantastic two double bedroom mid terraced property offering ideal accommodation for first time buyers or someone looking to downsize. Comprising of a modern kitchen/breakfast room, spacious lounge with woodburning stove, downstairs W/C, converted cellar, two double bedrooms and modern shower room. The property benefits from off road parking, a single garage & low maintenance rear gardens. A viewing is highly recommended.

POINTS OF INTEREST

- *Ideal for first time buyers or someone downsizing*
- *Two double bedrooms*
- *Mid terraced house*
- *Must be viewed!*
- *Sought after location*
- *Garage, parking & low maintenance garden*



ROOM DESCRIPTIONS

Ground floor

With composite entrance door leading into the

Entrance hall

With tiled floor, ceiling light point, radiator, wall mounted fuse box and doors to

Downstairs W/C

With low flush w/c, pedestal wash hand basin with tiled splashback, double glazed window with fitted blind, ceiling light point and tiled floor.

Kitchen/breakfast room

A modern fitted kitchen with fitted wall and base units, granite work surfaces over, fitted island with wooden work surface over, storage below and breakfast bar, sink and drainer unit, electric aga, integrated washing machine, larder fridge & freezer, bin drawer, pantry style cupboard housing the gas central heating boiler (currently capped off), double glazed window and doors to

Inner hallway

With fitted carpet, carpeted stairs leading up and door into

Lounge

With fitted carpet, coving, radiator, ceiling light point, feature woodburning stove with tiled hearth and wooden mantle over, built in cupboard and shelving to the recess with french doors into the

Garden room

With stone steps leading down, wooden flooring, two velux windows and french doors and windows out to the low maintenance rear garden.

Stairs then lead down to the

Cellar

A fantastic space with flexibility, currently utilised as a second sitting room/ home gym with wood effect flooring, bespoke cabinetry, feature beam, recess spotlights and useful understair storage space.

First floor landing

With fitted carpet, ceiling light point, loft hatch with pull down ladder and doors to

Bedroom one

With fitted carpet, radiator, ceiling light point, double glazed sash window to the rear aspect with fantastic views towards Hereford city and countryside beyond, a bespoke fitted wardrobe.

Bedroom two

With fitted carpet, radiator, double glazed window, ceiling light point, picture rail and two built in storage cupboards.

Shower room

With large wall in shower, electric shower head over and tiled surround, pedestal wash hand basin, low flush w/c, heated towel rail, double glazed window with fitted blind and wooden flooring.

Outside

To the rear a fantastic south westerly facing low maintenance rear courtyard laid to patio for ease and low maintenance. There is a rear access gate leading to the garage and additional parking space. To the front a shared tarmac driveway providing off road parking for one vehicle. Single garage with up and over door.

Agents note

The property benefits from 7 solar panels to the rear south west facing aspect (owned by the property).

The gas to the property has been capped off but all radiators and boiler are still in situ.

Directions

Proceed out of Hereford heading up Aylestone Hill, at the mini roundabout take the first exit left, at the next mini roundabout take the first exit left again on to Venns Lane, the property is situated a short distance down as indicated by the agents for sale board.

Services

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations).

Outgoings-

Council tax band B - £1,905 for 2025/2026

Water and drainage rates are payable.

Viewings-

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

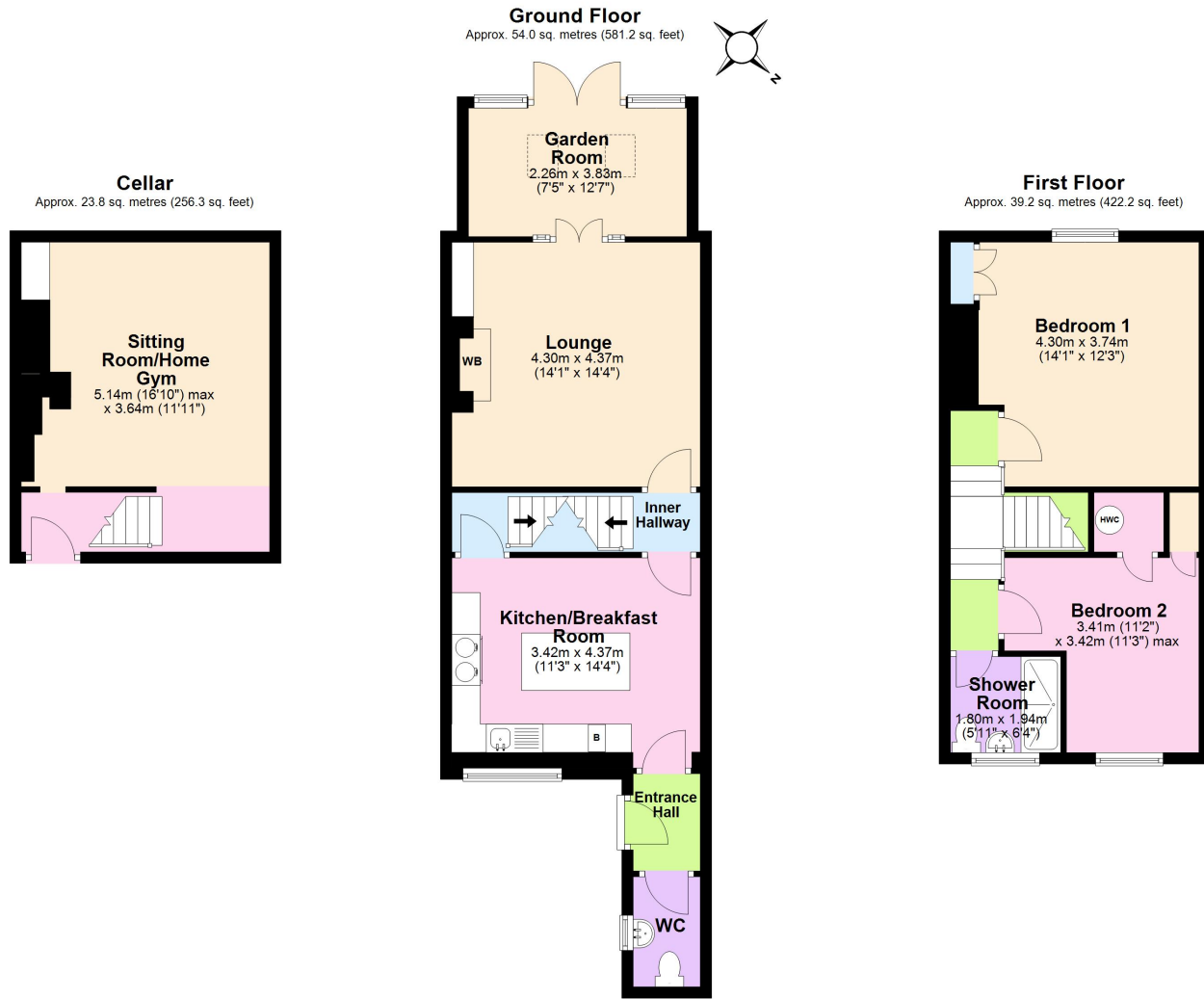
Opening Hours

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.



Total area: approx. 117.0 sq. metres (1259.7 sq. feet)
2 Venns Court, Venns Lane, Hereford

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