

FOR
SALE



7 Brighton Grove, Hereford HR4 9TS

£179,950 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location a two bedroom mid terraced house offering ideal first time buyer/investor accommodation. The property has the added benefit of gas central heating, double glazing, two double bedrooms, allocated parking and being sold with no onward chain and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Mid terraced house*
- *Popular residential location*
- *2 Double bedrooms*
- *No onward chain*
- *Ideal first time buyer/ investor accommodation*
- *Gas central heating, double glazing & allocated parking*



ROOM DESCRIPTIONS

Recessed Porch

With a cupboard housing the Worcester Bosch central heating boiler, with uPVC door leading into the

Entrance Hallway

With fitted carpet, ceiling light point, fuse box, coat storage, radiator, carpeted stairs leading up, useful under stairs storage and door leading into the lounge/dining room and an opening into the kitchen.

Kitchen

Fitted with matching wall and base units, ample work surface space, stainless steel sink and drainer unit, 4 ring gas hob with electric oven below and extractor over, under counter space for a washing machine, space for a free standing fridge/freezer, ceiling light point, vinyl flooring, double glazed window to the front aspect.

Lounge/Dining Room

With fitted carpet, two ceiling light points, radiator and double glazed sliding doors out to the rear garden.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch and doors into

Bedroom 1

With fitted carpet, radiator, double glazed window to the rear aspect and a ceiling light point.

Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect, ceiling light point and a built in storage cupboard.

Bathroom

Fitted with a three piece white suite comprising a panelled bath with mains fitment shower head over and tiled surround, pedestal wash hand basin, low flush WC, radiator, ceiling light point, extractor and vinyl flooring.

Outside

To the front of the property there is a low maintenance garden laid to stone with a paved path leading to the front door.

To the rear of the property there is a paved patio area with a pathway leading to the rear access gate. The remainder of the garden is laid to lawn with an outside wooden storage shed all enclosed by fencing. There is also an allocated parking space designated for 7 Brighton Grove.

Directions

Proceed west out of Hereford along Whitecross Road, at the Monument roundabout take the third exit onto Three Elms Road, proceed past Whitecross school and The Range, then take the right hand turning for Sandown Drive, then take the first left onto Kempton Avenue, follow the road round to the right and take the right hand turn into Brighton Grove and the property is situated a short distance on the right hand side as indicated by the agents sale board.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band B - £1,794.59 payable 2024/2025

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

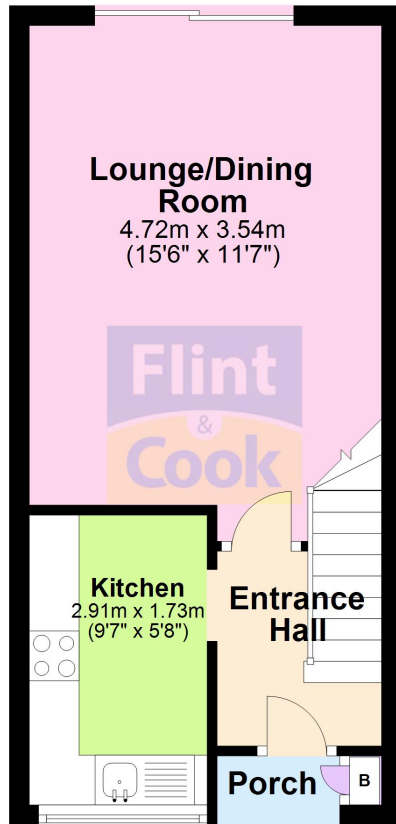
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

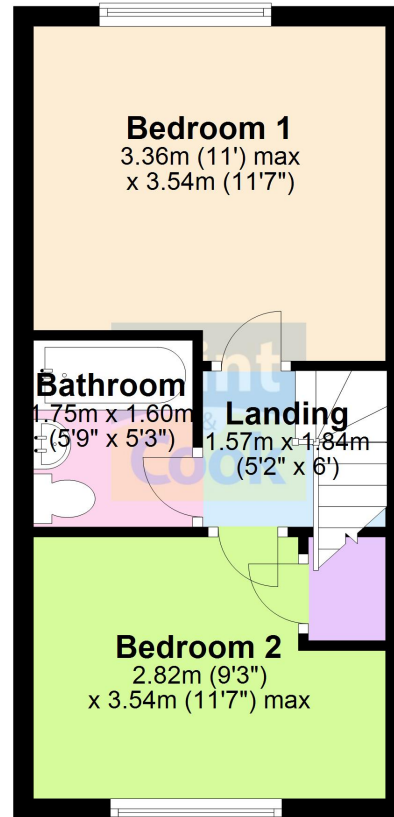
Ground Floor

Approx. 27.4 sq. metres (295.2 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.7 sq. feet)



Total area: approx. 55.4 sq. metres (595.9 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		91
(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		
		EU Directive 2002/91/EC