

FOR
SALE



6 Victoria Street, Hereford HR4 0AA

£395,000 - Freehold

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

PROPERTY SUMMARY

Situated a short walk from Hereford city centre a detached 3 bedroom period property offering an ideal family home or development potential and being sold with the added benefit of no onward chain.

POINTS OF INTEREST

- *No onward chain*
- *City centre location*
- *Garage, off road parking and garden*
- *3 Bedrooms*
- *Development potential*
- *Detached period property*



ROOM DESCRIPTIONS

Entrance Hallway

With tiled floor, radiator, carpeted stairs leading up and a useful under stair storage cupboard.

Sitting Room

With exposed wooden floorboards, a feature open fireplace with brick surround and tiled hearth, dual aspect windows, picture rail, radiator and ceiling light point.

Ground Floor WC

With a tiled floor, wash hand basin, low flush WC, radiator, window, fitted wooden shelving and space for coat storage.

Dining Room

With wooden flooring, picture rail, window to the front aspect, radiator, open fireplace with feature surround and door leading to the breakfast room.

Breakfast Room

With tiled floor, window to the front aspect, radiator, double built in cupboard and door into the kitchen/breakfast room.

Kitchen/Breakfast Room

With matching wall and base units, ample work surface space, stainless steel sink and drainer with tiled splash back, 5 ring gas hob with electric oven below and extractor above, pantry cupboard with fuse box, window, work surfaces and under counter space, carpeted stair leading up to the third bedroom, window to the side aspect, radiator, recessed spotlighting under counter space for washing machine/dishwasher and space for a free standing fridge/freezer and door leading to the rear garden.

First Floor Landing

With fitted carpet, 3 windows and 2 radiators.

Bedroom 1

With fitted carpet, picture rail, radiator window to the front aspect and feature fireplace.

Bedroom 2

With fitted carpet, feature fireplace, ceiling light point, radiator, picture rail and window.

Bedroom 3

With exposed floorboards, picture rail, 2 radiators, 3 windows and door down to the kitchen.

Bathroom

With 3 piece suite comprising a panelled bath with hand held shower head attachment, low flush WC, wash hand basin, radiator, window and vinyl flooring.

Outside

The property is approached by an iron gate with a concrete path to the front door and to the access gate leading to the parking and garage. The front garden is laid to lawn with an array of mature plants and shrubbery and is enclosed by brick walling and hedging.

Large wooden gates open out on the designated parking area providing off road parking and access to the garage which has an up and over door. There is an outside store and an outside office/garden room.

Directions

From the Flint and Cook office proceed to King Street heading straight over at the traffic lights and then taking the immediate right hand turning after the church onto Friar Street, take the right into Cross Street and the property is situated on the left hand side.

Services

Mains water, electricity, drainage and gas are connected.

Outgoings

Council tax band D - £2,307.34 payable 2024/2025

Water and drainage rates are payable.

Viewings

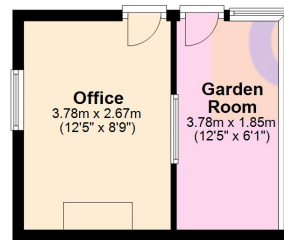
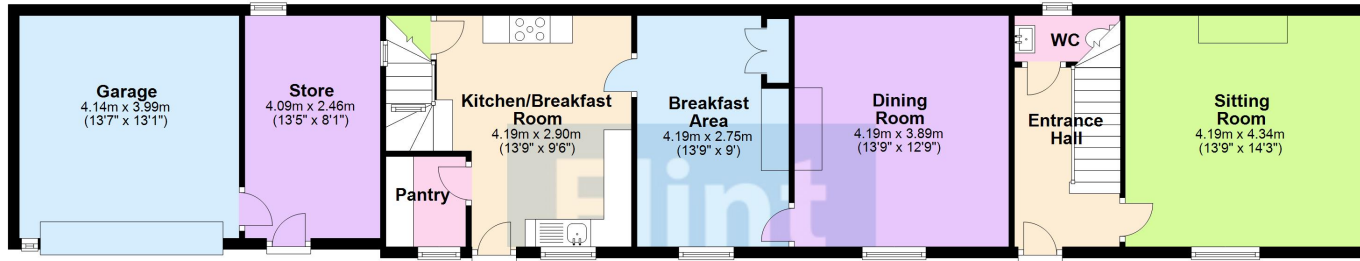
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money Laundering Regulations

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

Ground Floor

Approx. 120.3 sq. metres (1294.6 sq. feet)



First Floor

Approx. 74.7 sq. metres (803.7 sq. feet)



Total area: approx. 194.9 sq. metres (2098.3 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	
(81-91)	B	82
(69-80)	C	
(55-68)	D	
(39-54)	E	56
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		