

FOR
SALE



27 Eign Mill Road, Hereford HR1 2RS

£245,000 -

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

PROPERTY SUMMARY

Situated in this popular residential location, a 2-bedroom semi-detached home offering ideal first-time buyer accommodation and being sold with the added benefit of no onward chain.

The property has front and rear gardens, garage and we highly recommend an internal inspection.

POINTS OF INTEREST

- *2 bedroom semi-detached house*
- *Garage and garden*
- *Popular residential location*
- *No onward chain*
- *Ideal first time buyer*
- *Must be viewed*



ROOM DESCRIPTIONS

Canopy porch

uPVC door to the

Entrance hall

Wooden flooring, carpeted stairs leading up, smoke alarm, door leading into

Living room

Carpet, window to front, electric heater, useful understairs storage cupboard, feature woodburning stove with brick surround and tiled hearth, opening leading into the

Kitchen/dining room

Fitted with matching wall and base units, worksurfaces, ceramic 1 1/2 bowl sink unit, integrated appliances including dishwasher, free-standing cooker with gas hob, electric oven and extractor over, uPVC door to rear garden.

First floor landing

Carpet, smoke alarm, loft hatch.

Bedroom 1

Carpet, window to front, electric heater, airing cupboard housing hot water cylinder with fitted shelving, ceiling light point with fan.

Bedroom 2

Carpet, electric heater, window overlooking the rear garden and allotments behind, ceiling light point with fitted fan.

Bathroom

3 piece suite comprising panelled P-shaped bath with electric shower over and panelled surround, low flush WC, and wash hand basin with panelled splashback and storage under, heated towel rail, window, extractor, vinyl flooring.

Outside

To the front a low maintenance garden with iron gate leading to a shared concrete path leading to the front door and leading round to the rear access. The remainder of the front garden is laid to lawn with a low maintenance border with an array of plants and shrubbery enclosed by brick walling.

To the rear a low maintenance rear garden laid to patio perfect for entertaining enclosed by fencing and with personal door to the rear of the garage with power, light and up-and-over door to front. There is access to the up-and-over door via a gateway at the entrance to Eign Mill Road.

Services

All mains services are connected. Electric heating.

Outgoings

Council tax band A, payable 2024/25 £1538.23. Water and drainage rates are payable.

Directions

Proceed east out of Hereford passing the fire station heading towards Ledbury Road, taking the right-hand turning onto Eign Road, continue along Eign Road under the bridge and taking the left turning for Eign Mill Road towards Foley Trading Estate and the property is situated on the right-hand side, as indicated by the Agent's FOR SALE board.

Viewing

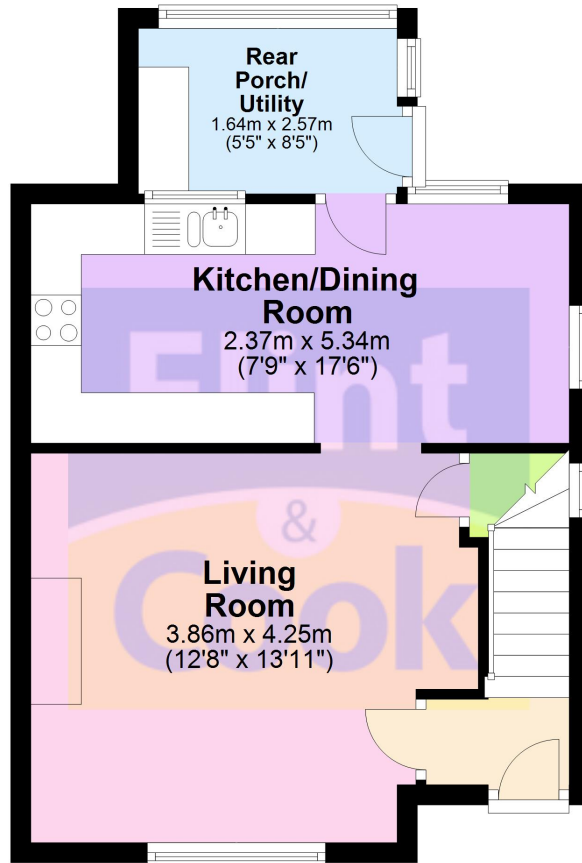
Strictly by appointment through the Agent Flint & Cook (01432) 355455.

Money Laundering Regulations

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

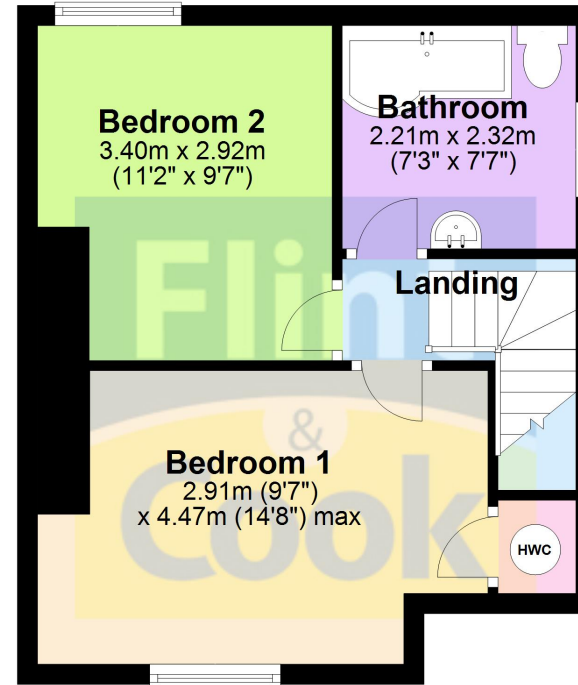
Ground Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.5 sq. feet)



Total area: approx. 70.1 sq. metres (754.8 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	
(39-54)	E	52
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		