

FOR
SALE



1 Merton Court Canal Road, Hereford HR1 2EA

£199,995 - Freehold

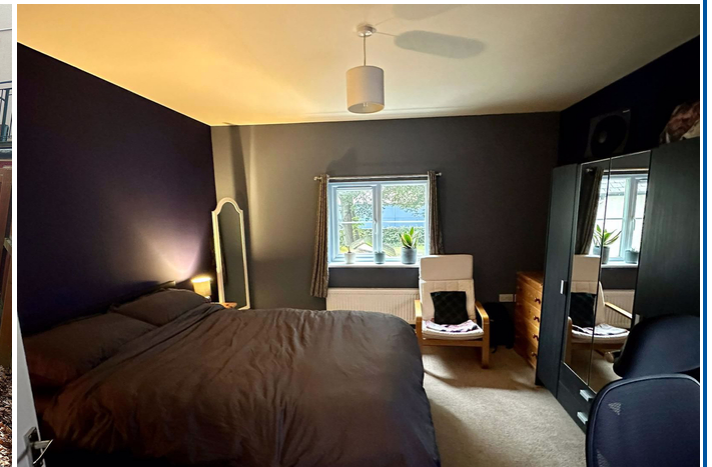
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Convenient central location a spacious semi-detached house with lounge, breakfast-kitchen, cloakroom, 2 good sized bedrooms, off road parking, large side garden, ideal for FTB or retirement.

POINTS OF INTEREST

- *Convenient City centre location*
- *Spacious 2 bedroom semi-detached house*
- *Lounge, kitchen/diner & downstairs WC*
- *Gas central heating, double glazing*
- *Private garden & allocated parking*
- *NO ONWARD CHAIN*



ROOM DESCRIPTIONS

Canopy Porch

With outside light and partially double glazed entrance door through to the

Reception Hall

Carpeted staircase to the first floor, radiator and door to the

Downstairs Cloakroom

Low flush WC, pedestal wash hand-basin with tiled splashback, radiator, extractor fan.

Kitchen/Dining Room

Single drainer sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces with splashbacks, easy to maintain flooring, space for dining/breakfast table, radiator, large double glazed bay window to the side, built-in single oven and 4-ring gas hob with splashback and cooker hood over, wall mounted gas central heating boiler, central spotlighting, space and plumbing for washing machine and door to the

Lounge

Fitted carpet, radiator, double glazed double French doors to the garden.

Landing

Fitted carpet, access hatch to loft space and door to

Bedroom 1

Fitted carpet, radiator, space for wardrobes, double glazed window to the rear.

Bedroom 2

Fitted carpet, radiator, double glazed window to the side and recess - ideal for wardrobes.

Bathroom

Suite comprising panelled bath with handgrips, panelled wall surround and shower unit over with glazed screen, low flush WC, pedestal wash hand-basin with tiled splashback, mirror fronted medicine cabinet over, easy to maintain flooring, double glazed window, extractor fan, ladder style towel rail/radiator.

Outside

To the rear and side of the property, the gardens have been landscaped for easy maintenance and are all enclosed by fencing to maintain privacy and have a useful side access gate. Situated a short distance away from the property, there is the allocated parking space.

General Information

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

Outgoings

Council Tax Band B

Water and drainage rates are payable

Tenure & Possession

Freehold - vacant possession on completion

Directions

Proceed east through Hereford City along Newmarket Street, taking the 1st left at the traffic lights onto Widemarsh Street. Take the 2nd right into Coningsby Street, turning left at the T-junction into Canal Road and then immediately right into the private road leading to Merton Court.

What3words – scales.economies.text

Viewing

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

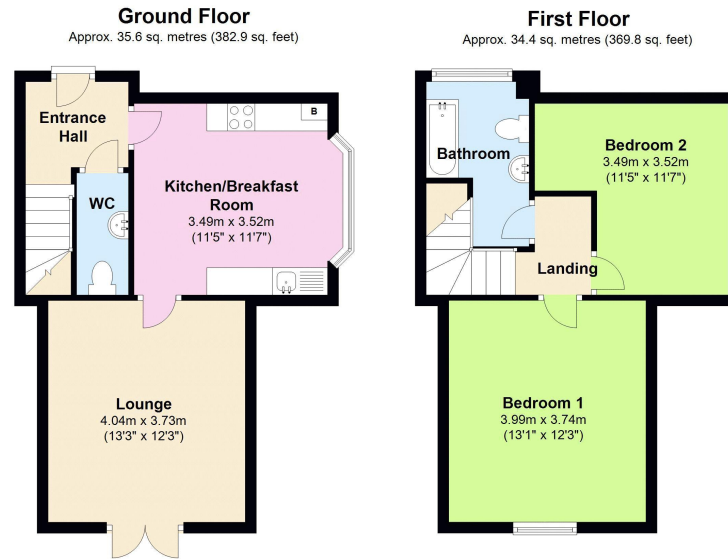
Money Laundering Regulations

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

Opening Hours

Monday - Friday 9.00am - 5.30pm

Sat 9.00am - 2pm



Total area: approx. 69.9 sq. metres (752.8 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	90
(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		

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