

FOR
SALE



38 Portfield Street, Hereford HR1 2SE

£235,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location just a short distance from Hereford City Centre and 2 bedroom mid-terraced property offering ideal first time buyer accommodation with 2 double bedrooms, on-street parking, large rear garden and 2 reception rooms. We highly recommend an internal inspection.

POINTS OF INTEREST

- 2 bedroom mid-terraced property
- 2 Reception rooms
- Popular residential locaion
- Ideal first time buyer
- Must be viewed
- Garden



ROOM DESCRIPTIONS

Ground Floor

door leading in to the

Entrance Porch with door to

Living Room

with laminate flooring, double-glazed window to front with fitted blind, feature woodburning stove with brick surround and tiled hearth, opening to

Inner Hall

with radiator, laminate flooring, door to cellar and opening leading to the

Dining Area

with laminate flooring, feature brick fireplace, door with wooden stairs leading to the first floor and door leading out to a small courtyard area.

Kitchen

fitted with matching base and wall units, ample work surfaces, sink and drainer unit with tiled splashback, free standing electric cooker, under counter space for washing machine, two double-glazed windows, three ceiling light point and an opening into the

Rear Porch Area

with laminate flooring, radiator, door to rear and bi-folding door to the downstairs WC with low flush WC, double-glazed window and laminate flooring.

First Floor Landing

with radiator.

Bedroom 1

with fitted carpet, double-glazed window and radiator.

Bathroom

a full suite comprising panelled bath with tile surround, pedestal wash hand basin, low-flush WC, shower cubicle with bi-folding door, panelled surround and mains fitment shower head, radiator, double glazed window and Airing Cupboard with fitted shelving.

Bedroom 2

with fitted carpet, radiator, double glazed window to front and steps leading to a mezzanine having fitted carpet, Velux window, smoke alarm and ceiling light point.

Outside

to the rear of the property there is a paved patio area perfect for entertaining, the garden is a particular feature totalling to approximately 70 ft in length with an outside wooden office space with electric which is run from the house, and is currently used as a home office. The remainder of the garden is mostly laid to lawn enclosed by fencing with an array of ornamental shrubs.

Agents note

the neighbouring property does have access across the garden of number 38.

Services

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

Outgoings

Council tax band B, payable for 2024/25 £1794.59. Water and drainage rates are payable.

Directions

Proceed east out of Hereford towards Ledbury continuing on the Ledbury Road, take the righthand turning for Portfield Street. Continue along Portfield Street past the turning for Clive Street and the property will be found on the righthand side.

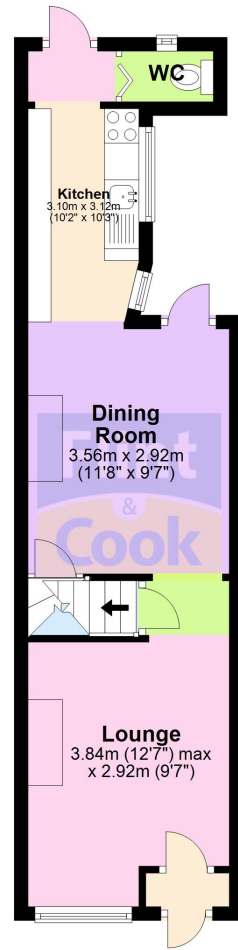
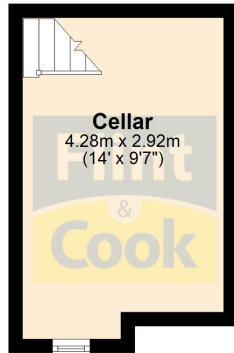
Viewing

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.

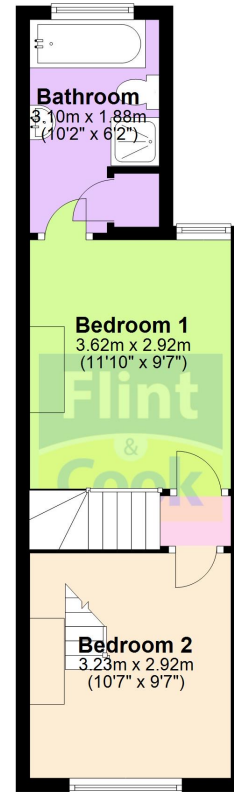
Basement
Approx. 13.0 sq. metres (140.4 sq. feet)



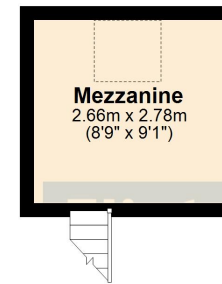
Ground Floor

Approx. 31.6 sq. metres (340.0 sq. feet)

First Floor
Approx. 28.7 sq. metres (308.9 sq. feet)



Second Floor
Approx. 7.4 sq. metres (79.3 sq. feet)



Total area: approx. 80.7 sq. metres (868.6 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		87
(69-80)	C		
(55-68)	D		58
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			