

FOR  
SALE



15 St. Martins Avenue, Hereford HR2 7RQ

£169,950 - Freehold

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## PROPERTY SUMMARY

Convenient central location charming older-style terraced house with 2 good sized bedrooms, easy to maintain gardens, ideal for FTB or investment. No onward chain!

## POINTS OF INTEREST

- *Convenient central location*
- *Older-style terraced house*
- *2 Good size bedrooms*
- *Easy to maintain gardens*
- *Ideal for first time buyer/investment*
- *NO ONWARD CHAIN*



## ROOM DESCRIPTIONS

**Partially glazed panelled entrance door through to the**

### **Entrance Porch**

With glazed windows and entrance door through to the

### **Lounge**

Laminate flooring, window to the front aspect, radiator, recessed archway with display shelf, further shelving and door to the

### **Kitchen**

Single drainer sink unit with mixer tap over, range of wall and base cupboards, worksurfaces with tiled splashbacks, vinyl flooring, space for breakfast table, radiator, understairs store cupboard, space and plumbing for washing machine, 4-ring gas hob with cookerhood over, window with roller blind overlooking the rear garden and door to the

### **Rear Lobby**

Vinyl flooring, partially double glazed door to the outside and useful store cupboard, carpeted staircase to the first floor and door to the

### **Downstairs Bathroom**

Suite comprising bath with handgrips, tiled surround and shower unit over, pedestal wash hand-basin, low flush WC, tiled floor, ladder style towel rail/radiator, window with Venetian blind.

### **Landing**

Access hatch to loftspace and door to

### **Bedroom 1**

Exposed floorboards, window to the front aspect enjoying a pleasant outlook, space for wardrobes, radiator and ornamental fireplace.

### **Bedroom 2**

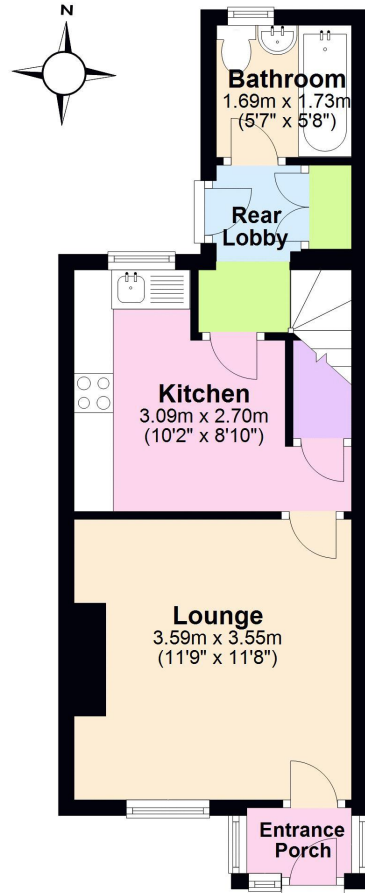
Fitted carpet, radiator, window to the rear and store/airing cupboard housing the Worcester gas central heating boiler.

### **Outside**

The rear garden has been landscaped for easy maintenance and mainly laid to chippings, enclosed by fencing for privacy and with useful timber garden shed at the bottom of the garden and a rear access gate.

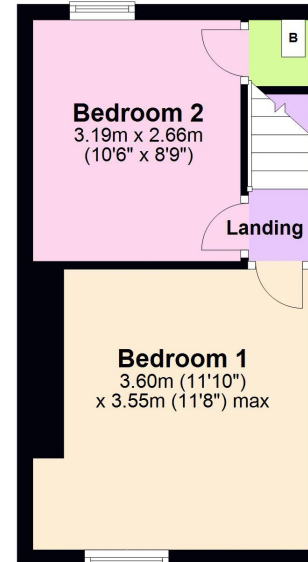
### Ground Floor

Approx. 30.7 sq. metres (330.9 sq. feet)



### First Floor

Approx. 24.1 sq. metres (259.5 sq. feet)



Total area: approx. 54.8 sq. metres (590.4 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

**15 St Martins Street, Hereford**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			