



**St Martins Avenue
Hereford
HR2 7RQ**

Offers in Excess of £194,000

bettermove

St Martins Avenue Hereford

Bettermove are delighted to welcome to the market this charming 2 bedroom terraced house in Hereford.

The property benefits from double glazing, gas central heating throughout and has a driveway to the front providing off road parking. The council tax band B.

The interior of this well presented property comprises a spacious lounge, fitted kitchen and shower room on the ground floor. The first floor consists of 2 bedrooms. The exterior boasts an enclosed backyard.

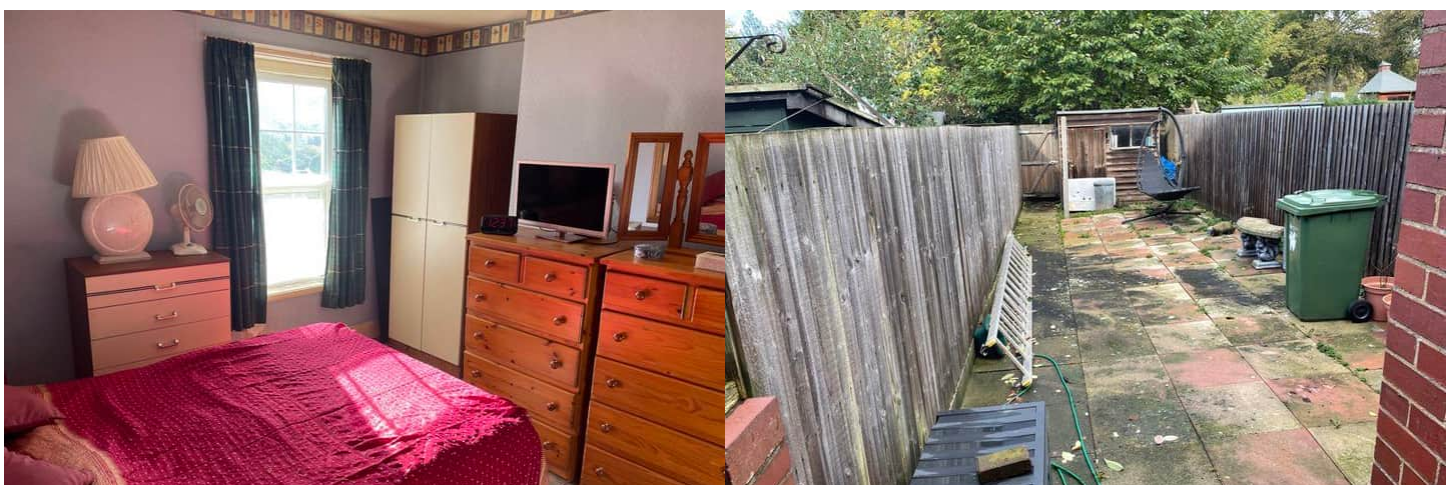
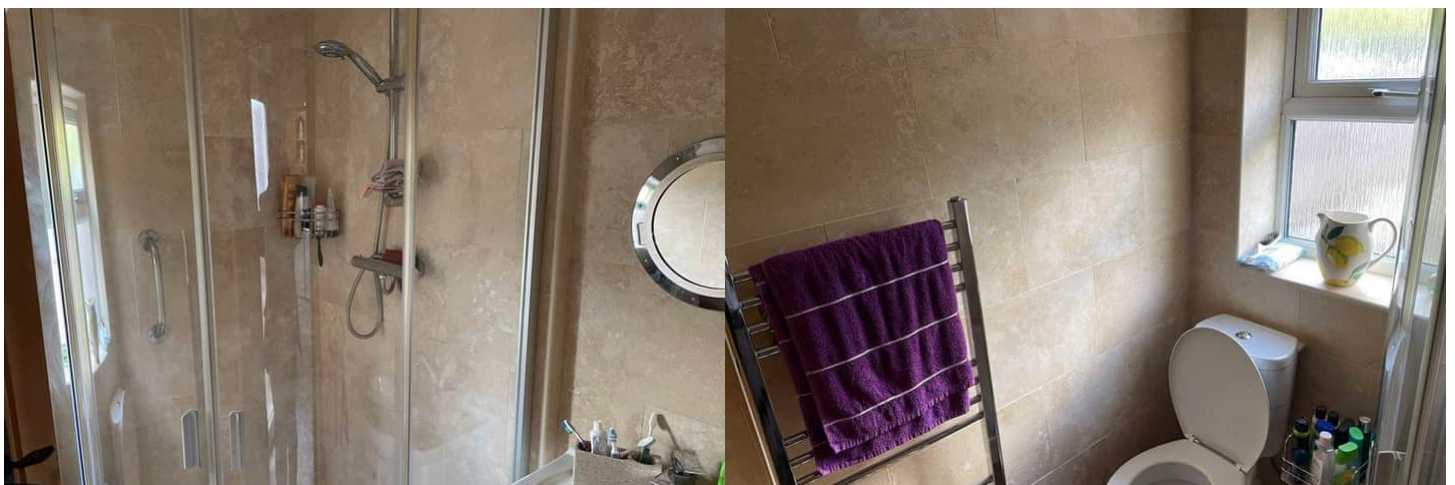
Located in the popular city of Hereford, the property is close to a number of amenities, including supermarkets, shops, restaurants and pubs. Excellent transport connections can be found from the A49, A465, A438 and Hereford rail station.

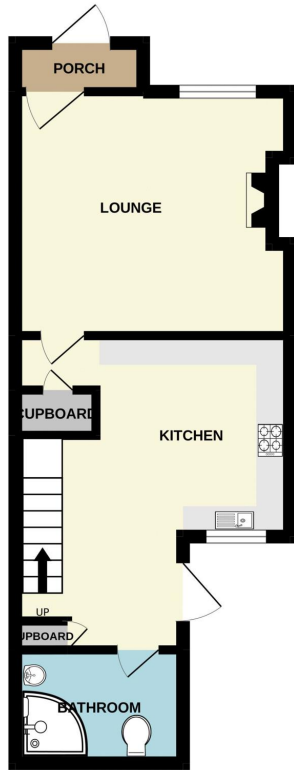
This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		90
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk