

FOR  
SALE



55 Foley Street, Hereford HR1 2SQ

£242,500 - Freehold

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## PROPERTY SUMMARY

This charming mid-terraced period property is pleasantly located in a highly sought-after residential area about half a mile east of the Cathedral City of Hereford close to Bartonsham Meadows and the River Wye. The city centre and various amenities are within walking distance which include shops, bus service, public houses, the hospital, a church and primary school. The property is in excellent order and has gas central heating, double glazing and provides light and airy accommodation with the benefit of a cellar and a converted attic room together with a lovely rear garden.

We highly recommend an internal inspection of this property which is more particularly described as follows.

## POINTS OF INTEREST

- *Attractive Victorian Townhouse*
- *Popular residential area*
- *2 Bedrooms*
- *Attic Room*
- *Gas central heating, double glazing*
- *Cellar, large garden*
- *Immaculately presented*
- *Residents only parking*
- *Dedicated mains water supply*
- *Recently installed 'Rational' front door*



## ROOM DESCRIPTIONS

### Door to the Entrance Hall

With a further door into the

### Sitting Room/Dining Room

Sitting Room with a coal-effect fire with cast-iron surround and tiled hearth, exposed floorboards, radiator and window. Dining Area with further exposed floorboards, radiator, window to rear and door to the

### Cellar

Radiator, light, power, electric fuseboard, gas and electric meters.

### Kitchen

Fitted with Shaker-style units with worksurfaces, quarry tiled floor, sink unit, gas cooker point, radiator, window and door to the rear.

### Staircase leads from the Entrance Hall to the

### First floor landing

With doors to

### Bedroom 1

Radiator, window with shutter to the front, doorway with staircase to the

### Attic Room

With a range of built-in store cupboards, eaves storage, radiator, window with a lovely outlook to the rear.

### Bedroom 2

Radiator, window to rear.

### Bathroom

White suite comprising a shower-bath with mains shower fitment, glass screen, wash hand-basin, WC, ladder style radiator, further radiator, downlighters, airing cupboard housing the Worcester gas fired central heating boiler and window to rear.

### Outside

To the front of the property there is a recently paved courtyard with a brick boundary wall, attractive front flower beds and an outside water tap. There is a good size rear garden which is enclosed by fencing with a flagstone patio, large lawn and garden shed, outside water tap and adjoining the property there is a Utility Store Cupboard with plumbing for washing machine and Tumble Dryer. There is also the benefit of a restricted pedestrian Right of Way, allowing roadside access to the rear of the property.

### Agent's Note

There is a Residents Parking Scheme operating in Foley Street - each property is entitled to up to 2 permits per annum at the cost of £25.00 each.

### Services

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

### Outgoings

Council tax band B - payable 2023/24 £1795.00

Water and drainage - rates are payable.

Parking Permits are £30 each.

### Money laundering regulations

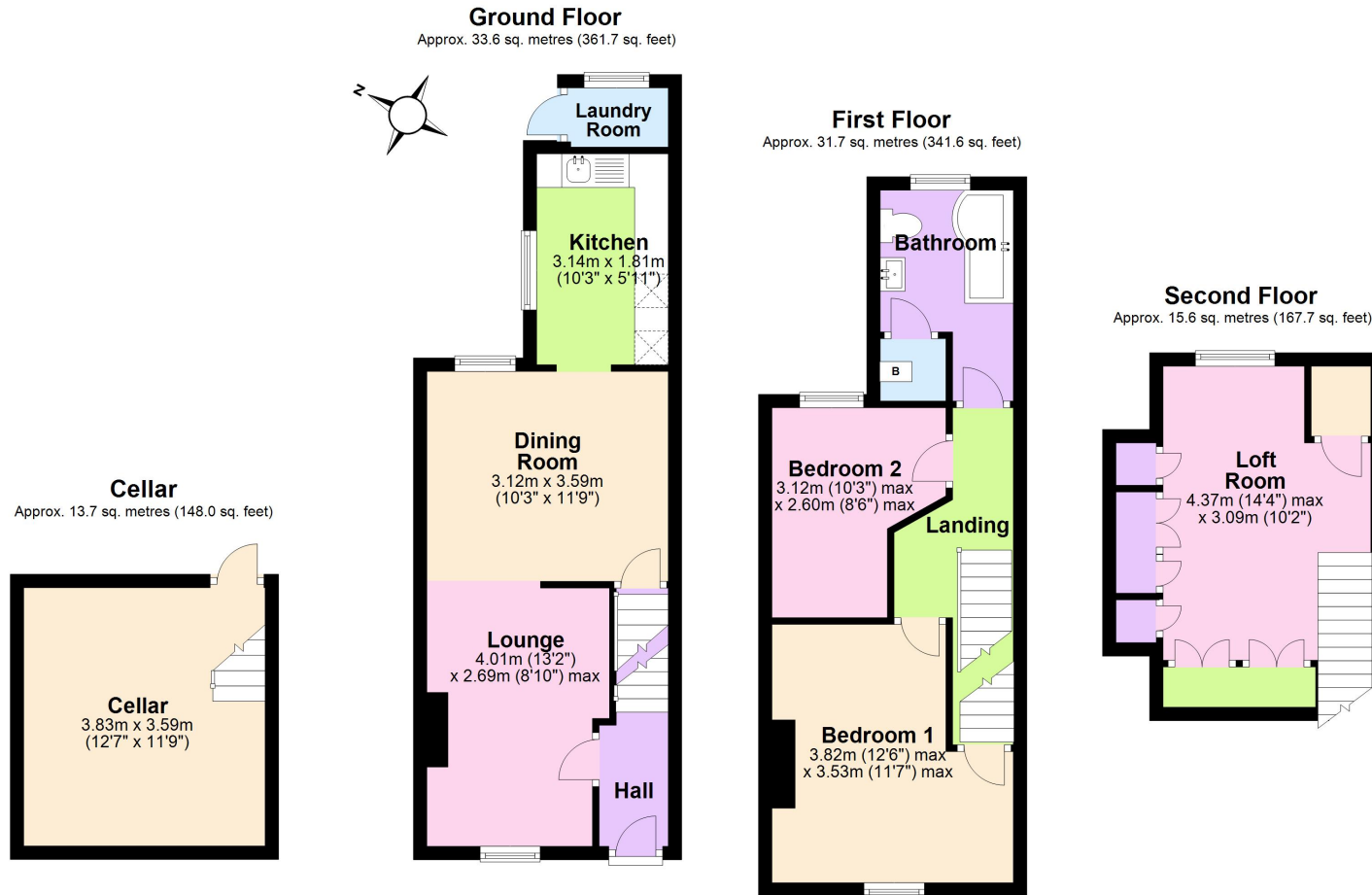
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Viewing

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

### Directions

What3words - save.sits.apples



Total area: approx. 94.7 sq. metres (1019.0 sq. feet)

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

**55 Foley Street, Hereford**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>83</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>53</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		