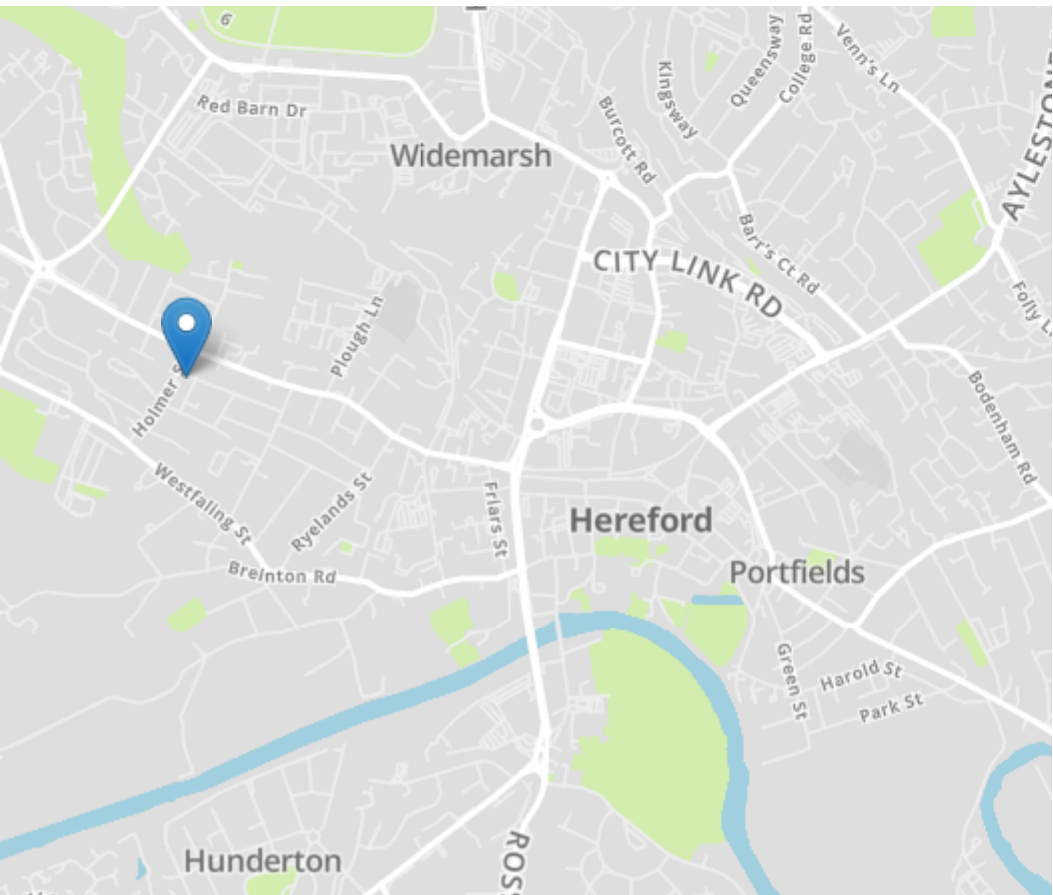




DIRECTIONS

From Hereford City, proceed west onto Barton Road, continue onto Breinton Road, continue slightly right onto Westfaling Street, turn right onto Holmer street, turn right onto Cotterell Street, the property will be on the right hand side, as indicated by the agents for sale board. For those who use what3words: ///supply.smug.memory



GENERAL INFORMATION

Tenure

Freehold and Flying Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'B'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.


N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	57	81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	81
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

83 Cotterell Street
Hereford HR4 0HJ

£200,000



• A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • Three bedrooms • No onward chain • In need of a FULL renovation throughout

Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

This victorian-style, mid-terraced, three bedroom property is in need of a thorough modernisation, and benefits from, a lounge, another reception room, a lean-to extension, a kitchen, a bathroom, three bedrooms, a south-facing rear garden with a shared side access, and a cellar which has not been converted. This property is set away from the bustle of busy traffic on a quiet street, but is only a short walk from a selection of amenities to include supermarkets; gyms; butchers; schools; Whitecross tennis, squash and paddle courts are nearby and the main City itself is walkable or there are bus routes for those who do not wish to drive.

In further detail, the property comprises of:

GROUND FLOOR

ENTRANCE HALL

The entrance hall comprises of: exposed wooden floorboards; a ceiling light point; a central heating radiator; access to both the central reception room and the lounge, and, the staircase leading to the first floor.

LOUNGE

3.2m x 3.7m (10' 6" x 12' 2") - MAXIMUM MEASUREMENT
The lounge comprises of: carpet flooring; a ceiling light point; a double glazed window to the front elevation; a central heating radiator; space for a gas appliance, e.g., a fire; power points, and an opening through to the central reception room.

CENTRAL RECEPTION ROOM

3.35m x 3.7m (11' 0" x 12' 2") - MAXIMUM MEASUREMENT
This central reception room comprises of: carpet flooring; a ceiling light point; a chimney breast ready for a fireplace; power points; an opening through to a lean-to utility area, and

an opening and step down through to the kitchen.

LEAN-TO UTILITY AREA

2m x 3.7m (6' 7" x 12' 2")
The lean-to utility area comprises of: lino flooring; a ceiling light point; a single glazed window to the rear elevation; a single glazed door to the rear elevation, and an internal single glazed window to the kitchen.

KITCHEN

4.45m x 2.05m (14' 7" x 6' 9") - MAXIMUM MEASUREMENT
The kitchen comprises of: lino flooring; two ceiling light points; a central heating radiator; an internal single glazed window to the utility area; a single glazed window to the rear elevation; a single glazed door to the rear elevation; roll top work surfaces over fitted base units; fitted wall units; a wall-mounted Worcester central heating boiler; a stainless steel sink and drainer with chrome hot and cold taps over; space for a gas appliance, e.g., an oven; space and plumbing for a washing machine; space for a tumble dryer, and doorway leading to the cellar.

CELLAR

3.6m x 4.3m (11' 10" x 14' 1")
The cellar comprises of: a ceiling light point; a brick staircase leading to the cellar; the coal shoot with access to the front garden space; the electricity meter; the electrical consumer unit, and the mains gas and water. This cellar unconverted, but does have further potential.

FIRST FLOOR

FIRST FLOOR LANDING

The first floor landing comprises of: access via the staircase from the ground floor; a ceiling light point; a large airing

cupboard with storage shelving, which house the hot water immersion heater; and, access to the three bedrooms and bathroom.

BEDROOM ONE

3.75m x 3.3m (12' 4" x 10' 10") - MAXIMUM MEASUREMENT
Bedroom one comprises of: carpet flooring; a ceiling light point; a central heating radiator; and, a double glazed, timber framed, window to the rear elevation, overlooking the garden.

BEDROOM TWO

3.1m x 3.6m (10' 2" x 11' 10")
Bedroom two comprises of: carpet flooring; a ceiling light point; a central heating radiator; a double glazed window to the front elevation, and power points.

BEDROOM THREE

2.3m x 2.8m (7' 7" x 9' 2")
Bedroom three comprises of: carpet flooring; a ceiling light point; a double glazed window to the front elevation; a central heating radiator, and a large wardrobe space with a hanging rail, and shelving.

BATHROOM

The bathroom comprises of: lino flooring; a ceiling light point; a low level WC with a high flush; a central heating radiator; an electric shower within a corner shower cubicle, with a glass swivel screen; a wash hand basin with chrome hot and cold taps over; a wall-mounted light with a shaver point; splash tiling; a bath with chrome hot and cold taps over, and a single glazed window to the side elevation with obscure glass, and part-tiled walls.



OUTSIDE

FRONT APPROACH

The front approach includes, laid stone, and a concrete pad leading to a step up and through to a single glazed wooden door, that gives access to the entrance hall. On street parking is available, but there is no allocated parking.

REAR OF THE PROPERTY

The rear of the property comprises of: a side, shared access from the from the front of the property that has a timber gate, with a flying freehold above; a set of patio slabs; shared access for the neighbour; a south-facing lawn; a concrete path; fencing maintaining the boundary with the neighbouring property; trees and shrubbery; a flower bed, and a timber constructed shed.

AGENT'S NOTE:

The side access is shared with the adjoining next door property which provides external access from front to rear with Flying freehold above.

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.



At a glance...

✔ **LOUNGE:** 3.2m x 3.7m (10' 6" x 12' 2") - MAXIMUM MEASUREMENT
CENTRAL RECEPTION ROOM: 3.35m x 3.7m (11' 0" x 12' 2") - MAXIMUM MEASUREMENT
KITCHEN: 4.45m x 2.05m (14' 7" x 6' 9") - MAXIMUM MEASUREMENT
LEAN-TO UTILITY AREA: 2m x 3.7m (6' 7" x 12' 2")
CELLAR: 3.6m x 4.3m (11' 10" x 14' 1")
BEDROOM ONE: 3.75m x 3.3m (12' 4" x 10' 10") - MAXIMUM MEASUREMENT
BEDROOM TWO: 3.1m x 3.6m (10' 2" x 11' 10")
BEDROOM THREE: 2.3m x 2.8m (7' 7" x 9' 2")

And there's more...

- ✔ School catchment area
- ✔ Close to local amenities
- ✔ Popular residential area
- ✔