

FOR  
SALE



26 Golden Post, Hereford HR2 7BZ

£225,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Peacefully situated in this well established residential location, a spacious three bedroom older style semi offering ideal family accommodation. Although in need of some modernisation the property which is offered for sale with no onward chain has the added benefit of gas central heating, generously sized living accommodation, good sized gardens, garage and driveway and to fully appreciate this property we recommend an internal inspection.

## POINTS OF INTEREST

- *Well established residential location*
- *Spacious 3 bedroom older style semi-detached house*
- *Good sized front and rear gardens.*
- *Garage & driveway*
- *Ideal family home*
- *No onward chain*



## ROOM DESCRIPTIONS

### Canopy Porch

With glazed panelled entrance door to the

### Reception Hall

With double radiator, double glazed side window, laminate flooring, stairs to the first floor, under stair storage cupboard and door to the

### Open Plan Lounge/Dining Room

Lounge area with laminate flooring, radiator, secondary glazed window to the front aspect with vertical blinds, coved ceiling, decorative wall and wall mounted fire.

Dining Area with laminate flooring, radiator, double glazed sliding patio door to the rear and door to the

### Kitchen

With single drainer sink unit, wall and base units, work surfaces with splash backs, space for appliances, double glazed window overlooking the rear garden, radiator, vinyl flooring, partially glazed door to the side carport and garage and door from the reception hall.

### First Floor Landing

With fitted carpet, double glazed side window, access hatch to the loft space which has a pull down ladder and is boarded for storage space and with an electric light, door to

### Bedroom 1

With laminate flooring, radiator, double glazed window to the front aspect and a built in store/airing cupboard.

### Bedroom 2

With exposed floorboards, radiator and a double glazed window to the rear.

### Bedroom 3

With laminate flooring, radiator and a double glazed window to the front aspect.

### Bathroom

With suite comprising panelled bath with hand grips, low flush WC, vanity wash hand basin with storage below, separate tiled shower cubicle with glazed screen, laminate flooring, double glazed windows to the side and rear, radiator and partially tiled wall surround.

### Outside

To the rear of the property there is a good sized garden laid to lawn and enclosed by fencing for privacy and with a useful timber garden shed.

At the front of the property there is a lawned garden enclosed by walling and fencing with a driveway to the side providing off road parking and leading to the carport with up and over door, personal side door, ample storage space, internal door to the kitchen and access to the original garage at the rear.

A particular feature of this property is the additional garden which is located directly opposite the property which is laid to lawn and enclosed by hedging and fencing and would be perfect for an allotment or children's play area.

### Services

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

### Outgoings

Council tax band C - £2,050.97 payable 2024/2025

Water and drainage rates are payable.

### Directions

Proceed south out of Hereford city on the A465 Belmont Road, turn right onto Beattie Avenue and then first left into Golden Post.

### Viewings

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

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



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