

FOR  
SALE



20 Guildford Street, Hereford HR4 0DS

£285,000 - Freehold

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## PROPERTY SUMMARY

Situated in this popular residential location, an immaculately presented 4 bedroom mid-terraced house offering ideal first time buyer/family accommodation. The property has the added benefit of a converted cellar providing 2 bedrooms, 2 further double bedrooms, a converted loft room, modern kitchen/diner and bathroom, a good size enclosed rear garden and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Popular residential location*
- *Mid terraced house*
- *Immaculately presented throughout*
- *4 Bedrooms*
- *Converted cellar & loft*
- *Enclosed rear garden*
- *Ideal first time buyer/family accommodation*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Composite front entrance door leading into the

#### Entrance Hall

With mat-well, wood-effect flooring, opening into the Living Room, carpeted stairs leading to the first floor, radiator, smoke alarm and door leading into the Kitchen/Dining Room.

#### Living Room

Feature exposed floorboards, double glazed window to the front aspect and radiator.

#### Superb Kitchen/Diner

Fitted with polished concrete effect wall and base units, ample worksurfaces, breakfast bar, integrated appliances including dishwasher, washing machine, full height fridge, under-counter freezer, wine-cooler, 4-ring gas hob with extractor over, electric double oven, sink and drainer unit with mixer tap over, recessed spotlighting, cupboard housing the gas central heating boiler, wood-effect flooring, double French doors leading out into the rear garden, door down to the Cellar. Dining Area with wood effect flooring, radiator and central ceiling light with exposed steel beams and exposed brickwork.

#### Downstairs Wet Room

With low flush WC, wash hand-basin with storage under, double built-in storage cupboard with mirrored doors, mains fitment rainfall showerhead, radiator, opaque double glazed window to the rear aspect, recessed spotlighting, tiled floor.

#### Stairs leading down to the Cellar

With fitted carpet, recessed spotlighting and doors to

#### Bedroom 3

Fitted carpet, radiator, cupboard housing the fuseboard and electric meter, steps leading to a double glazed Velux window and fitted shelving into recess, recessed spotlighting.

#### Bedroom 4

Fitted carpet, radiator, built-in wardrobes with hanging rails and fitted shelving and understairs cupboard for further storage, smoke alarm, recessed spotlighting.

#### Loft

With door and carpeted stairs leading off Bedroom 2 with fitted carpet, 2 wall lights, 2 Velux windows, opening to eaves storage, radiator and fitted hanging rail.

#### First floor landing

Recessed spotlighting, smoke alarm, fitted carpet.

#### Bedroom 2

Fitted carpet, radiator, double glazed window overlooking the rear aspect, feature fireplace.

#### Bedroom 1

Fitted carpet, radiator, double glazed window to the front aspect, feature fireplace and built-in storage cupboard over the stairs.

### Outside

To the rear of the property there is a beautifully landscaped low maintenance rear garden with decked steps leading up to the paved pathway which leads down to the rear of the garden. The remainder of the garden is laid with artificial grass and stone and enclosed by fencing. There is a large wooden storage shed with electric to the rear and a wooden gate leading through to the remainder of the garden which again is laid with artificial grass, bordered by shrubs and mature trees and leading to a further decked area - perfect for entertaining, with power and space with the hot tub (available by separate negotiation), leading to the rear shed/mancave with light and power providing the ideal home office/entertaining space. To the front of the property, there is a small courtyard area laid to stone for low maintenance and enclosed by brick-walling with iron gates and a concrete path and steps leading to the front door.

### Agent's Note

The hot tub is available by separate negotiation.

### Services

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

### Outgoings

Council tax band B - payable 2024/25 £1794.59  
Water and drainage - rates are payable.

### 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

Proceed west out of Hereford City along Whitecross Road continuing past the traffic lights at Sainsburys taking the 3rd left onto Guildford Street and the property is located on the right hand side. What3words -



Total area: approx. 119.6 sq. metres (1287.0 sq. feet)

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

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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>84</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>67</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		
		EU Directive 2002/91/EC