

FOR
SALE



1 Boycott Road, Hereford HR2 7RN

£249,500 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Conveniently situated within easy reach of Hereford city centre, a deceptively spacious three bedroom end house 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 generously sized living accommodation, a good sized rear garden, ample off road parking and we recommend an internal inspection.

POINTS OF INTEREST

- *Within easy reach of the City centre*
- *Deceptively spacious 3 bedroom house*
- *Requires a degree of modernisation*
- *Good sized rear garden*
- *Ample off-road parking*
- *No onward chain*



ROOM DESCRIPTIONS

Reception Hall

Accessed via a partially double glazed side door , with a turning carpeted staircase to the first floor, stairlift, under stair storage area, double radiator and door to the

Ground Floor Shower Room

With suite comprising low flush WC, wash hand basin, two double double glazed windows, vinyl flooring, tiled surround and large shower cubicle with hand rail and seat.

Lounge

With double radiator, double glazed window to the front aspect, coved ceiling, fire surround with gas coal effect fire and door to the

Kitchen/Breakfast Room

With single drainer sink unit with mixer tap over, wall and base cupboards, work surfaces with splash backs, free standing cooker and washing machine, double glazed windows overlooking the rear garden, radiator, space for a breakfast table, tiled wall surround, useful pantry cupboard with shelving and window and door to the rear porch and garden.

First Floor Landing

With access hatch to the loft space and door to

Bedroom 1

With double glazed window to the rear, picture rail, corner wardrobe and further range of built in wardrobes with sliding doors.

Bedroom 2

With double radiator, double glazed window to the front aspect, coving, corner airing cupboard with combi boiler, shelving and fitted wardrobes with sliding doors.

Bedroom 3

With double glazed window to the rear and picture rail.

Cloakroom

With low flush WC, wash hand basin and double glazed window.

Outside

Immediately to the rear there is a large paved area providing the perfect entertaining space all enclosed by fencing for privacy with access to a garden shed with sliding doors, power and light points and ample storage space.

The remainder of the garden is mainly laid to lawn and is enclosed by high fencing with a further garden shed.

To the front of the property there is a large driveway providing off road parking.

Outgoings

Council tax band B - £1,794.59 payable 2024/2025

Water and drainage rates are payable.

Directions

Proceed south out of Hereford city on the A49 Ross Road just before St Martin's Church on your left hand side turn right into Boycott Road.

Viewings

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

Money Laundering Regulations

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

Opening Hours

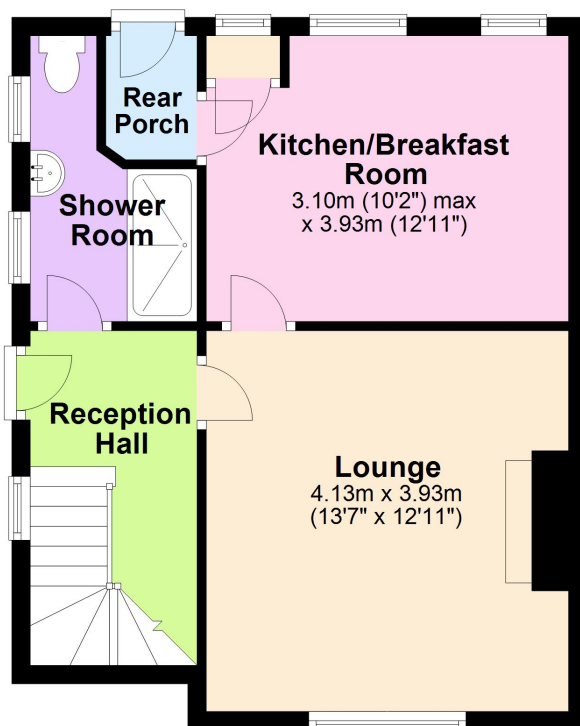
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm



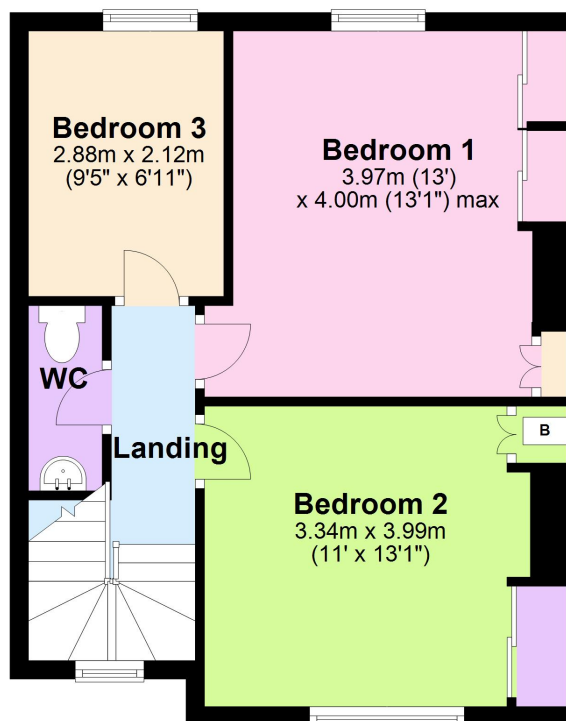
Ground Floor

Approx. 41.9 sq. metres (450.5 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.5 sq. feet)



Total area: approx. 83.7 sq. metres (901.0 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+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

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