

FOR
SALE



32 Foley Street, Hereford HR1 2SQ

£285,000 - Freehold

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

PROPERTY SUMMARY

Situated in this sought after residential location, a beautifully presented and extended semi detached period property offering ideal first time buyer/ family accommodation. The property which has been extended to the ground floor and loft space, comprises of two double bedrooms and converted loft to the first and second floor, a cosy sitting room and fantastic open plan kitchen/dining/family room to the ground floor with downstairs bathroom. The property benefits from a useful cellar, beautiful south facing rear garden and off road parking. A viewing is highly recommended.

POINTS OF INTEREST

- *Extended semi detached period property*
- *Two double bedrooms & converted loft room*
- *Off road parking & beautiful south facing garden*
- *Must be viewed!*
- *Ideal first time buyer/family accommodation*
- *Beautifully presented throughout*



ROOM DESCRIPTIONS

Ground floor

With entrance door leading into the

Entrance hall

With tiled floor, carpeted stairs leading up, ceiling light point and doors leading into the

Living room

With exposed wooden floorboards, ceiling light point, coving, feature panelling, radiator, double glazed sash window with fitted blind to the front aspect and feature exposed brick fireplace with tiled hearth

Kitchen/dining/family room

Living space with tiled floor, ceiling light point, radiator, panelling, hatch leading down to the cellar, useful storage cupboard, open fireplace with brick surround and opening into the

Kitchen/dining area

A modern fitted kitchen with matching wall and base units, ample work surfaces over, sink unit, four ring hob with extractor over and oven below, under counter space for washing machine, space for freestanding fridge/freezer, tumble dryer, wall mounted gas central heating boiler, feature exposed timber, large radiator, feature round window out to the front, french doors to the rear garden, recess spotlights and ample space for dining.

Downstairs bathroom

A full suite comprising bath with part tiled surround, large walk in shower with mains fitment over, low flush w/c, pedestal wash hand basin with tiled splash back and illuminating mirror over, chrome heated towel rail, tiled floor, velux window and double glazed window.

First floor landing

With fitted carpet, ceiling light point and doors to

Bedroom one

With fitted carpet, ceiling light point, radiator, double glazed sash window with fitted blind to the front aspect and double built in wardrobe.

Bedroom two

With exposed wooden floorboards, ceiling light point, radiator, double glazed sash window to the rear with fitted blind, feature fireplace with exposed brick and tiled hearth.

A door with stairs leads from bedroom two up to

Loft room/bedroom three

With carpeted stairs leading up, ceiling light point, velux window and window to the side aspect, ample space for a double bed, fitted cupboards including hanging space and drawer units.

Cellar

Split into two separate rooms with stairs leading down, light, power, electric meters, fuse box and velux window to the front aspect.

Outside

To the rear a beautiful south facing garden with a large patio area perfect for entertaining, an area of lawn bordered with an array of mature shrubbery with path leading to a large stoned driveway with access to the garage and summerhouse. A stoned pathway provides access to the front. To the rear there is a useful outside tap and outside power points. To the front, an iron gate opens out onto a concrete path with stoned borders leading to the front door and side access gate. The rear garden and parking is accessed via a driveway to the left of the neighbouring house.

Directions

Proceed east out of Hereford along Blueschool Street continuing into Bath Street, St Owen Street and Ledbury Road, take the second turning right into Foley Street.

Services

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

Outgoings-

Council tax band B - £1889.10 for 2025/2026

Water and drainage rates are payable.

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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