

FOR  
SALE



8 The Potting Shed, Ryelands Street, Hereford HR4 0LA

£230,000 - Freehold

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## PROPERTY SUMMARY

Situated in this popular residential location and just a short walking distance from Hereford City centre, a 2 bedroom end-terraced property providing ideal first time buyer/investor accommodation and offered For Sale with the added benefit of no onward chain. The property benefits from gas central heating, double glazing, downstairs WC, allocated parking, low maintenance rear garden and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *2 Bedroom end-terraced house*
- *Popular residential location*
- *Ideal first time buyer/investment accommodation*
- *2 Double bedrooms*
- *Allocated parking*
- *No onward chain*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Canopy Porch

With uPVC entrance door leading into the

### Entrance Hallway

Tiled floor, radiator, gas central heating thermostat, carpeted stairs leading to the first floor and doors to

### Downstairs WC

Low flush WC, pedestal wash hand-basin with splashback, opaque double glazed window to the front aspect, extractor, fuseboard and radiator.

### Kitchen

Fitted with matching wall and base units, ample worksurfaces, integrated electric oven with gas hob and extractor over, stainless steel sink and drainer, under-counter space for washing machine and space for free-standing fridge/freezer, wall mounted gas central heating boiler, double glazed window to the front aspect, recessed spotlighting, extractor.

### Living/Dining Room

Fitted carpet, 2 radiators, French doors leading out to the rear and double glazed window to the rear and large understairs storage cupboard.

### First floor landing

With fitted carpet, loft hatch, smoke alarm and doors to

### Bedroom 1

Fitted carpet, radiator, 2 double glazed windows to the front aspect and built-in storage cupboard.

### Bedroom 2

Fitted carpet, radiator, 2 double glazed windows to the rear aspect.

### Bathroom

Suite comprising panelled bath mains fitment shower over and panelled splashbacks, pedestal wash hand-basin, low flush WC, heated towel rail, extractor, recessed spotlighting and vinyl flooring.

### Outside

To the front there is a low maintenance garden with a paved pathway leading to the front door and the remainder of the front garden is laid to stone, enclosed by brick-walling and rail fencing. To the rear, French doors lead onto a small patio area with space for garden table and chairs with a rear access gate which leads to the allocated parking.

### 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 - metered supply.

### 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

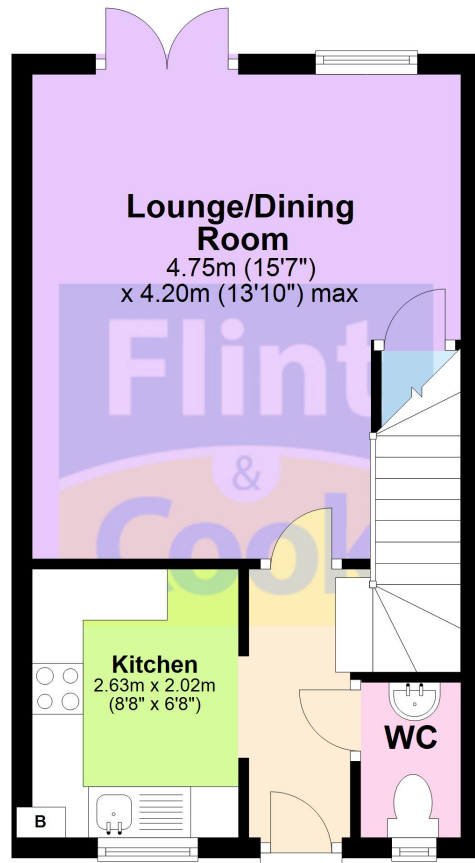
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Directions

Proceed west out of Hereford City along Whitecross Road taking the left hand turning into Ryelands Street and the property is then located approximately 100 yards on the right hand side, as indicated by the Agent's FOR SALE board. What3words - sofa.data.debate

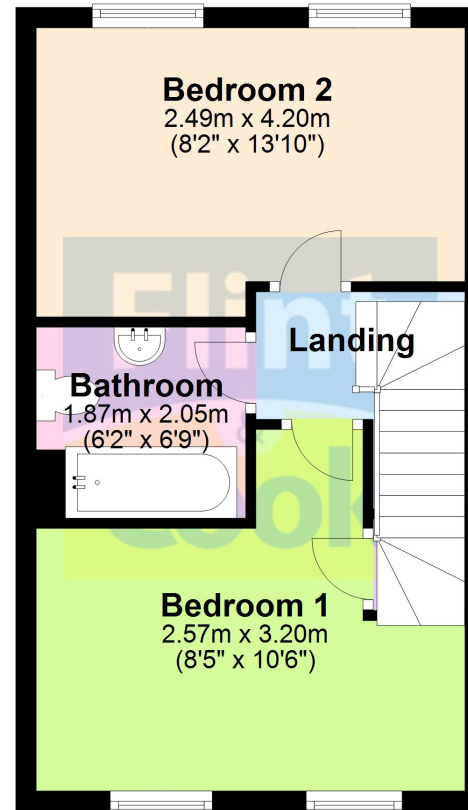
## Ground Floor

Approx. 31.0 sq. metres (333.9 sq. feet)



## First Floor

Approx. 31.5 sq. metres (338.6 sq. feet)



Total area: approx. 62.5 sq. metres (672.4 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>96</b>
(81-91)	<b>B</b>	<b>83</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</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		