



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'B'.

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

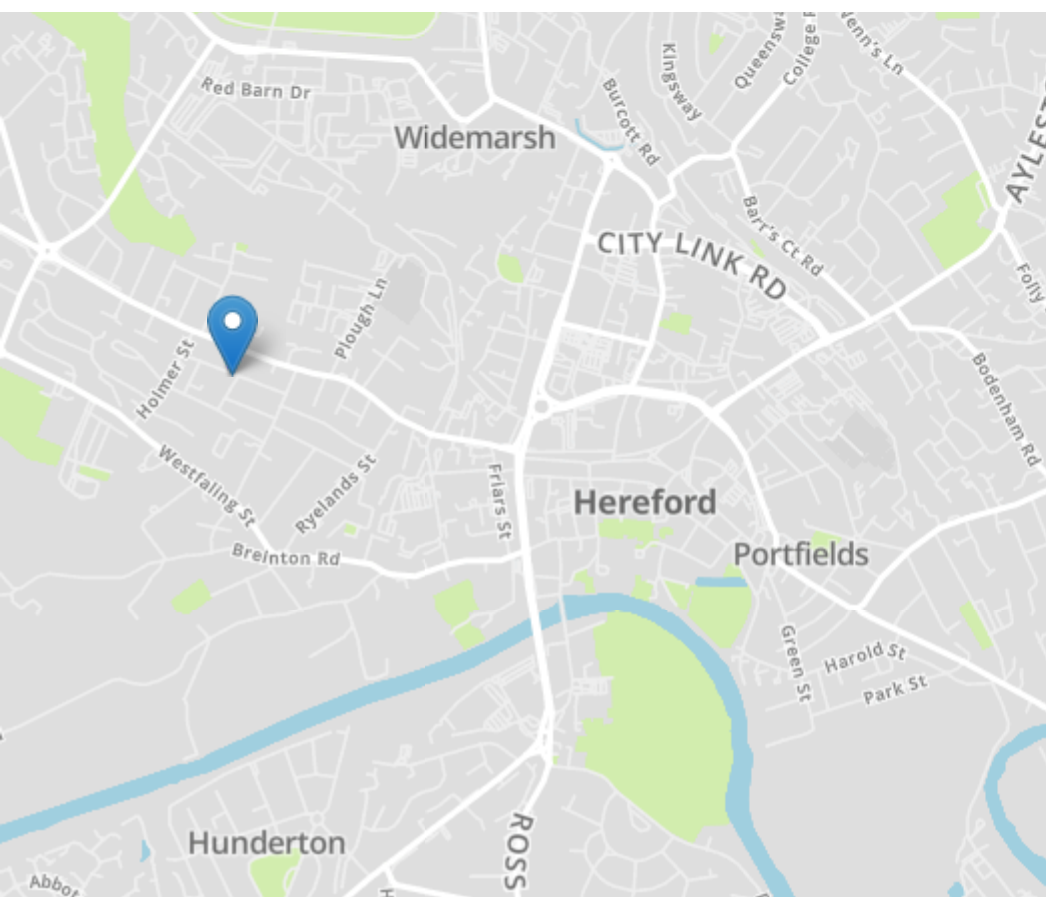
39 Cotterell Street
Hereford HR4 0HH

£260,000



DIRECTIONS

From Hereford City, proceed west onto Barton Road, continue onto Breinton Road, continue slightly right onto Westfaling Street, turn right onto Holmer street, turn right onto Cotterell Street, after approx. 450ft, the property will be on the right hand side, as indicated by the agents for sale board. For those who use what3words: ///fingernails.during.radio



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



• two bedrooms • end of terrace • tanked cellar

Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

This is a period, end-of-terrace, two-bedroom property with a partly converted cellar. The property benefits from central heating and double glazing. The property comprises of: an entrance porch, two reception room, kitchen, a tanked cellar, two bedrooms, a bathroom, and a low maintenance garden. This property is set away from the bustle of busy traffic on a quiet street, but is only a short walk from a selection of amenities to include supermarkets; gyms; butchers; schools; Whitecross tennis, squash and paddle courts are nearby and the main City itself is walkable for those who enjoy walking or there are bus routes for those who do not wish to drive.

In further detail, the property comprises as follows:

GROUND FLOOR

ENTRANCE HALL

The entrance hall comprises of: approach to the front elevation, directly into the entrance hall; carpet flooring; a central heating radiator; a ceiling light point; character coving, and an oak door leading to a reception room.

RECEPTION ROOM ONE

4.2m x 3.35m (13' 9" x 11' 0")
The room comprises of: a bay styled double glazed window to the front elevation; open fire within a chimney breast; carpet flooring; a ceiling light point; a TV point; a television point; a bench within the bay

window; a central heating radiator, and an opening through to another reception room.

RECEPTION ROOM TWO

3.7m x 3.5m (12' 2" x 11' 6")
The room comprises of: carpet flooring; a fire place within the chimney breast, with huge potential for a log burner; a ceiling light point; a central heating radiator; recently fitted double glazed french doors to the rear garden, and an oak door leading to the kitchen.

KITCHEN

2.7m x 3.25m (8' 10" x 10' 8")
The kitchen comprises of: lino flooring; a sensor ceiling light point; fitted kitchen with wall and base units; roll top work surfaces over the base units; space for an electric cooker, with Zanussi cooker hood over; plumbing space for a washing machine; space for a fridge; a timber-framed, double glazed window to the rear elevation, and a cellar door.

CELLAR

4.4m x 4.0m (14' 5" x 13' 1")
The cellar comprises of: brick steps to staircase leading down, with lighting above; electrical consumer unit, mains gas meter, and a ceiling light point. The cellar has been tanked however it is not fully converted; but could serve the purpose of an extra reception room, or storage.

FIRST FLOOR

FIRST FLOOR LANDING

Staircase has fitted carpet to it, and leads to the first floor landing. The landing comprises of: a central heating radiator; a keylite window; loft access, and an airing cupboard that houses the Worcester combi boiler.

BEDROOM ONE

3.5m x 3.4m (11' 6" x 11' 2")
Bedroom one comprises of: carpet flooring; a ceiling light point; a central heating radiator; a double glazed window to the front elevation, and recently fitted sliding doors giving access to a wardrobe and built-in storage space.

BEDROOM TWO

3.8m x 2.6m (12' 6" x 8' 6")
Bedroom two comprises of: carpet flooring; a ceiling light point; a central heating radiator; a double glazed window to the rear elevation, and an open feature fire.

BATHROOM

2.7m x 2.9m (8' 10" x 9' 6")
The large bathroom comprises of: lino flooring; a ceiling light point; a low level WC; a wash hand basin with hot and cold taps over, and splash tiling; a central heating radiator; a large bath with glass swivel shower screen, with mixer tap over the bath, and shower attachment; tiling around the bath, and a double glazed window to the rear elevation with obscure glass.

OUTSIDE

PROPERTY APPROACH

The property approach comprises of: a gate giving access to a tiled pathway leading to two steps up to the front door; a wall surrounding the front garden space; low maintenance garden area with patio slabs. There is access to the rear garden via the side access which services two properties.

REAR GARDEN

Via the side access, the rear garden comprises of: a gate; a concrete pad; a patio seating area immediately to the rear of the property; flower bed to the side; a grass lawn; fencing either side, and two planted trees at the rear of the garden, with a flower bed too. This is a south-facing garden, soaking up the late afternoon and early evening.



Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

At a glance...

- Reception Room One: 4.2m x 3.35m (13' 9" x 11' 0")
- Reception Room Two: 3.7m x 3.5m (12' 2" x 11' 6")
- Kitchen: 2.7m x 3.25m (8' 10" x 10' 8")
- Cellar: 4.4m x 4.0m (14' 5" x 13' 1")
- Bedroom One: 3.5m x 3.4m (11' 6" x 11' 2")
- Bedroom Two: 3.8m x 2.6m (12' 6" x 8' 6")
- Bathroom: 2.7m x 2.9m (8' 10" x 9' 6")

And there's more...

- School catchment area
- Supermarkets nearby
- Close to gyms and local activity centres
- ...and more