

FOR
SALE



**Flint
&
Cook**

7 Guildford Street, Hereford HR4 0DS

£165,000 - Freehold

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PROPERTY SUMMARY

Situated in this popular residential location just a short walking distance from Hereford city centre, a Victorian 2-bedroom mid-terraced house offering ideal first-time buyer/investor accommodation and being sold with the added benefit of No Onward Chain.

POINTS OF INTEREST

- *Mid-terraced house*
- *2 bedrooms*
- *No onward chain*
- *Ideal first time buyer/ investor accommodation*
- *Within walking distance of the City centre*
- *Must be viewed*



ROOM DESCRIPTIONS

Canopy porch

Entrance door leading into the

Living room

Fitted carpet, radiator, double-glazed window to front aspect, picture rail, door leading into the

Dining room

Fitted carpet, double-glazed window to the rear aspect, radiator, recessed spotlights, carpeted stairs leading up, door leading down to the Cellar, gas central heating thermostat, opening leading into the

Kitchen

Fitted with matching wall and base units, ample worksurface space, 1 1/2 bowl stainless steel sink and drainer, 4-ring gas hob and electric oven, under counter space for washing machine, tiled floor, radiator, recessed spotlights, door out to the rear, single-glazed windows out to the rear, door leading into the

Utility space

Tiled floor, wall mounted gas central heating boiler, space and plumbing for washing machine, recessed spotlight, door leading into the

Bathroom

3 piece suite comprising panelled bath with mains fitment showerhead over and tiled surround, pedestal wash hand basin and low flush WC, tiled floor, extractor, radiator, double-glazed window to rear aspect.

Cellar

With light and power, electric fusebox and meters.

First floor landing

Bedroom 1

Fitted carpet, radiator, double-glazed window to rear aspect.

Bedroom 2

Fitted carpet, radiator, double-glazed window to front aspect and built-in cupboard over the stairs with double hanging rail and loft hatch.

Outside

To the rear a small courtyard laid to concrete enclosed by brick walling and fencing.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

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

Agents note

The neighbouring property has a right of access across the rear garden of number 7, and number 7 has a right of access across the neighbouring properties out onto Bedford Street.

Directions

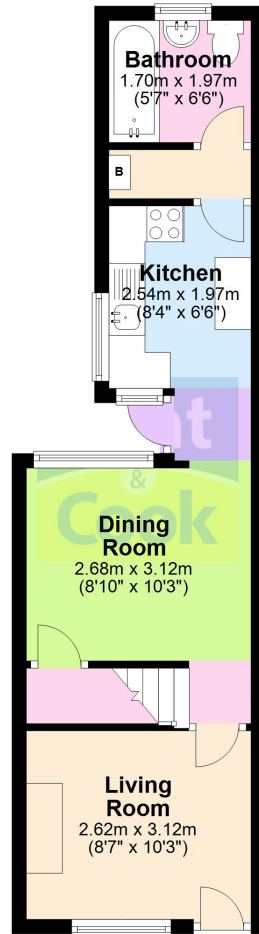
Proceed west out of Hereford along Whitecross Road going past the turning for Sainsburys, then taking the left-hand turning signposted Guildford Street and the property is situated a short distance away on the left-hand side.

Money laundering regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

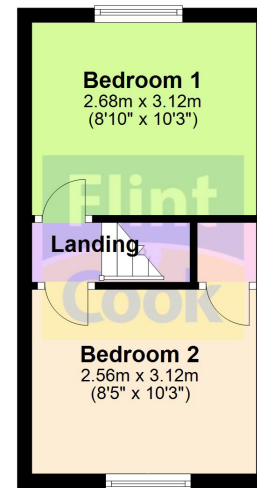
Ground Floor

Approx. 30.8 sq. metres (332.1 sq. feet)



First Floor

Approx. 19.6 sq. metres (210.8 sq. feet)



Total area: approx. 50.4 sq. metres (542.8 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+)	A	87
(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		