

FOR
SALE



12 Rothesay Mead, Hereford HR2 7BJ

£225,000 - Freehold

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PROPERTY SUMMARY

Situated in this convenient residential location south of Hereford City, a 3-bedroom mid-terraced house offering ideal first-time buyer/small family accommodation. The property has the added benefit of 3 bedrooms, gas central heating, double-glazing, front and rear gardens, garage with parking in front, and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Mid-terraced house*
- *3 bedrooms*
- *Ideal first buyer/small family accommodation*
- *Convenient residential location*
- *Garage and parking*
- *Must be viewed*



ROOM DESCRIPTIONS

Entrance hall

Approached through uPVC double-glazed door, fitted carpet, carpeted stairs leading up, smoke alarm, useful understairs storage area, built-in double storage cupboard, built-in single storage cupboard, gas central heating thermostat, opening into the

Rear porch area

Vinyl flooring, coat storage, double-glazed door to the rear, door to the

Downstairs WC

Low flush WC, wash hand basin with tiled splashback, radiator, vinyl flooring, double-glazed window.

Kitchen/dining room

Dining area with laminate flooring, radiator, useful built-in storage cupboard, double-glazed sliding doors leading out to the rear garden, and opening into the kitchen fitted with matching wall and base units, worksurfaces, 4-ring gas hob, electric oven and extractor over, 1 1/2 bowl stainless steel sink and drainer unit. space for free-standing fridge/freezer, under counter space for washing machine and tumble drier, wall mounted gas central heating boiler, double-glazed window into the rear garden, coving, door leading in to the

Living room

Fitted carpet, double-glazed window to front, radiator, coving.

First floor landing

Fitted carpet, smoke alarm, radiator, loft hatch, useful built-in storage cupboard, doors leading to

Bedroom 1

Fitted carpet, radiator, double-glazed window to front.

Bedroom 2

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

Bedroom 3

Fitted carpet, radiator, double-glazed window to front, built-in storage over the bulkhead with hanging rail and fitted shelving.

Bathroom

Suite comprising panelled bath with electric shower over, pedestal wash hand basin with tiled splashbacks, low flush WC, heated towel rail, vinyl floor, double-glazed window.

Outside

To the front a lawned area with concrete pathway and steps leading down to the front door, enclosed by brick walling, hedging and fencing.

To the rear a low maintenance paved patio, perfect for entertaining, with 2 brick-built outside storage sheds, outside power points, outside tap, enclosed by brick walling and fencing with rear access gate leading out to the parking and Garage with up-and-over door.

Services

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

Outgoings

Council tax band B, payable 2024/25 £1794.59. Water and drainage - metered supply.

Viewing

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

Directions

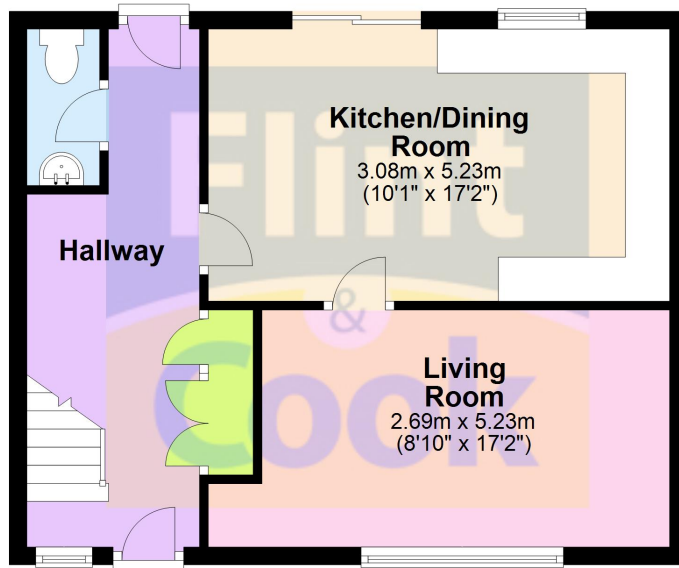
Proceed south out of Hereford over Greyfriars Bridge heading towards Asda roundabout taking the 2nd exit towards Belmont Road. Continue along Belmont Road taking the left-hand turn heading to Tesco roundabout, taking the 1st exit left onto Southolme Road heading to the next mini-roundabout and taking the left onto Waterfield Road, then taking the 1st right into Rothesay Mead where you will find the rear entrance of the property and the garage, as indicated by the Agent's FOR SALE board.

Money laundering regulations

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

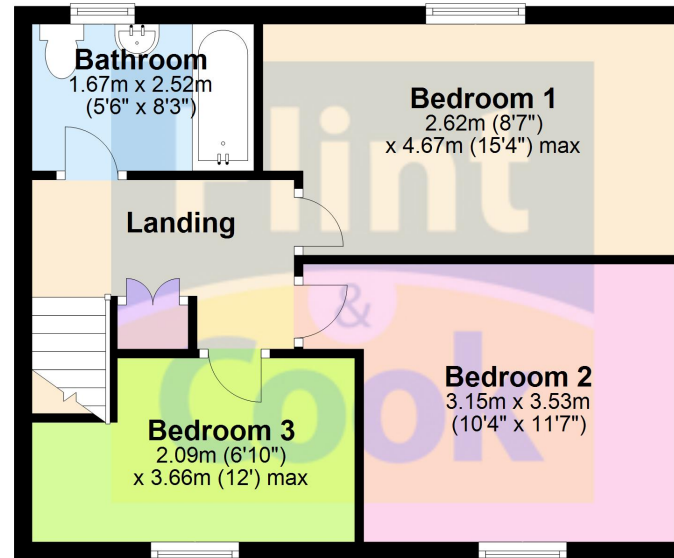
Ground Floor

Approx. 42.8 sq. metres (460.2 sq. feet)



First Floor

Approx. 42.6 sq. metres (459.0 sq. feet)



Total area: approx. 85.4 sq. metres (919.2 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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	70	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		