

FOR
SALE



19 Green Street, Hereford HR1 2QG

£240,000 - Freehold

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

PROPERTY SUMMARY

Situated in this highly sought after location just a short distance from Hereford City centre, a 2-bedroom semi-detached house offering ideal first-time buyer accommodation and being sold with the added benefit of No Onward Chain. The property offers 2 double bedrooms, open-plan living space, good-size rear garden, cellar and permit on-street parking.

POINTS OF INTEREST

- *2 double bedrooms*
- *Semi-detached house*
- *Highly sought-after location*
- *No onward chain*
- *Must be viewed*
- *Gardens and cellar*
- *ideal first-time buyer*



ROOM DESCRIPTIONS

Entrance hall

Tiled floor, ceiling light point, door to

Open plan living space

Feature flooring, 2 radiators, dual aspect double-glazed windows to the front and rear aspect, smoke alarm, ceiling light points, feature wood-burning stove, door leading down to the Cellar, door to the stairs to first floor and door to

Kitchen

Fitted with matching wall and base units, wooden worksurfaces, 5-ring range-style cooker with extractor over, space for free-standing American-style fridge/freezer, under counter space for washing machine, Belfast sink, under counter space for dishwasher, wall mounted gas-central heating boiler, double-glazed window to side aspect, door to rear.

Cellar

With light point, fuse board, meters, an ideal space for storage.

First floor landing

Fitted carpet, loft hatch, smoke alarm, useful storage cupboard, doors to

Bedroom 1

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

Bedroom 2

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

Bathroom

Panel bath with mains hand held shower fitment, double-width shower cubicle with rainfall showerhead over, panelled surround, wash hand basin with storage under and tiled splashback, low flush WC, chrome heated towel rail, double-glazed window, recessed spotlights.

Outside

To the front a small courtyard area paved for easy maintenance with iron gates leading towards the front door.

To the rear an outside store with light and power, Outside WC with low flush WC, leading to the remainder of the garden with a raised decked area, with pathway leading to a large outside store. The garden is enclosed by brick walling and fencing.

Outgoings

Council tax band 'B' - payable 2024/2025 £1794.59

Water and drainage - rates are payable.

Directions

Proceed east out of the city along Newmarket Street, which continues into Bath Street. At the traffic lights by Ogleby Butchers, turn right into Green Street where the property can be found with a For Sale Board.

Money Laundering

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.

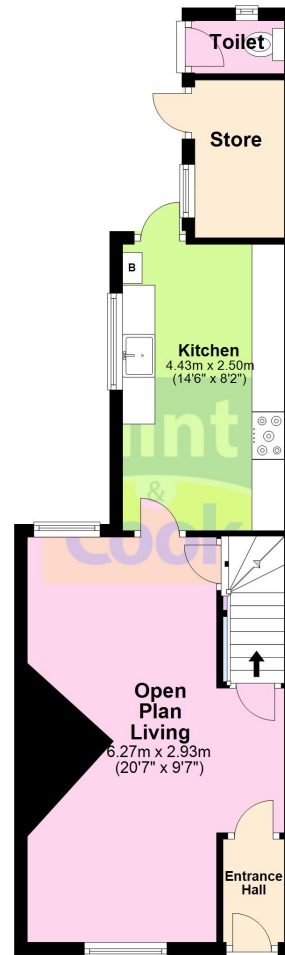
Opening Hours

Monday-Friday 9am - 5.30pm

Saturday 9am - 2pm

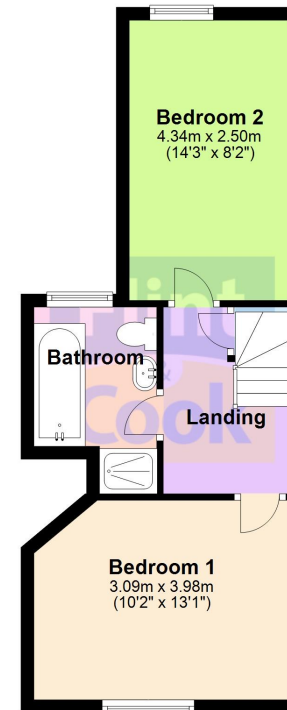
Ground Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



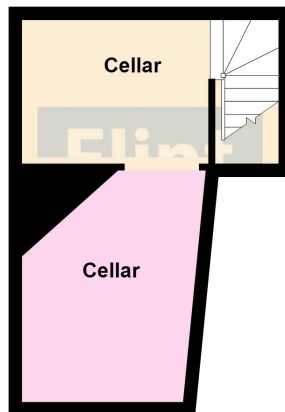
First Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



Basement

Approx. 18.7 sq. metres (201.6 sq. feet)



Total area: approx. 93.8 sq. metres (1009.4 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+) | A | | 83 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 53 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |