

FOR
SALE



DIGNITY
NO PARKING
PLEASE
24 HOUR ACCESS

Flint
&
Cook

21 Cotterell Street, Hereford HR4 0HH

£240,000 - Freehold

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

PROPERTY SUMMARY

Situated in this highly sought-after residential location, a 2 bedroom semi-detached house offering ideal first time buyer/investor accommodation and well presented throughout. The property has the added benefit of gas central heating, double glazing, 2 reception rooms, 2 double bedrooms and enclosed rear garden. Hereford City centre is within easy reach and there are also a range of amenities available nearby including shop, church, public house, takeaway, primary and secondary schools and daily bus services.

POINTS OF INTEREST

- *Semi-detached house*
- *Sought-after residential location*
- *2 Double bedrooms*
- *South-facing rear garden*
- *Ideal first time buyer/investor accommodation*
- *Well presented throughout*
- *Must be viewed!*



ROOM DESCRIPTIONS

Wooden front entrance door leading into the

Living Room

With mat-well, laminate flooring, radiator, coving, double glazed window to the front aspect and feature woodburning stove and door leading into the

Dining Room

Laminate flooring, double glazed window to the rear aspect, coving, radiator, feature woodburning stove, built-in storage cupboard, wooden stairs with carpet runner leading to the first floor and a door down to the CELLAR and door to the

Kitchen

Fitted with matching wall and base units, ample worksurfaces, tiled floor, integrated electric oven and gas hob with extractor over, space for free-standing fridge/freezer and space for dishwasher, 1½ bowl sink and drainer unit, wooden stable door leading to the rear, radiator, double glazed window to the side aspect, recessed spotlighting, coving, wall mounted gas central heating boiler and door into the

Utility/WC Area

Low flush WC, wash hand-basin with tiled splashback, double glazed window to the rear aspect, tiled floor, plumbing for washing machine with space for tumble dryer above.

First floor landing

Fitted carpet, double glazed window to the side aspect, loft hatch and doors to

Bedroom 2

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

Bedroom 1

Fitted carpet, radiator, double glazed window to the rear aspect, double built-in wardrobes with fitted shelving and door and steps down into the

Bathroom

Suite comprising corner bath with mains fitment shower over and tiled surround, pedestal wash hand-basin, low flush WC, vinyl flooring, radiator, opaque double glazed window, wall mounted storage cabinet with mirrored door.

Outside

To the front of the property there is a small courtyard area enclosed by brick-walling and there is a side access gate leading to the rear garden with a patio area and a lawned area with flower borders and stone path. With the garden being south-facing it provides the perfect suntrap and entertaining space.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band B - payable 2023/24 £1712.95
Water and drainage - rates are payable.

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

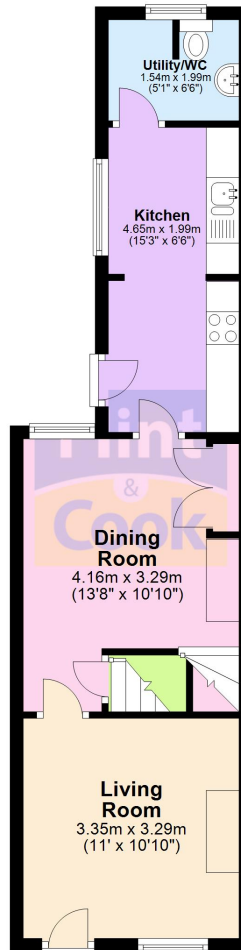
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

From Hereford City centre proceed west along Whitecross Road, continuing past the supermarkets, taking the left turn onto White Horse Street. Then take the 1st right onto Cotterell Street and the property is located on the left hand side, as indicated by the Agent's FOR SALE board. What3words - grows.input.pass

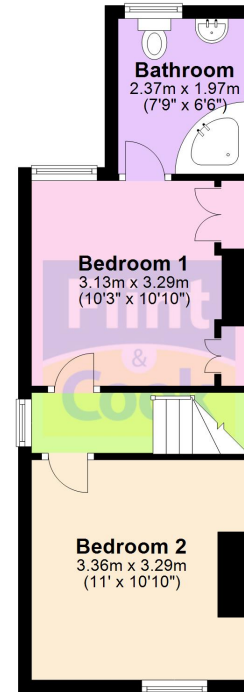
Ground Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



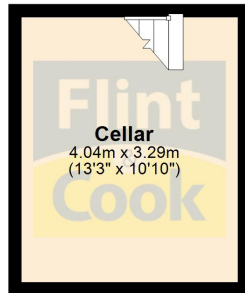
First Floor

Approx. 29.9 sq. metres (322.1 sq. feet)



Basement

Approx. 13.3 sq. metres (143.1 sq. feet)



Total area: approx. 81.0 sq. metres (871.9 sq. feet)

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

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			