

FOR  
SALE



46 Moor Street, Hereford HR4 9LA

£195,000 - Freehold

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## PROPERTY SUMMARY

Situated in this convenient location a short walk from Hereford city centre, a 2 bedroom mid terraced house offering ideal first time buyer/investment accommodation and is being sold with the added benefit of no onward chain. The property comprises 2 reception rooms, kitchen, 2 double bedrooms, bathroom, a good sized garden and has the added benefit of gas central heating and double glazing.

## POINTS OF INTEREST

- 2 bed mid terraced house
- No onward chain
- Walking distance to the city centre
- Ideal for investor/first-time buyer
- 2 receptions, 2 double bedrooms & good sized garden



## ROOM DESCRIPTIONS

### Entrance Hall

accessed via a uPVC door from the porch, with tiled floor, coving, wall light and door into

### Sitting Room

With fitted carpet, radiator, coving, ceiling light point, double glazed window to the front aspect, feature fireplace and door into

### Inner Hallway

With carpeted stairs leading up, coving, ceiling light point and door into the

### Dining Room

With fitted carpet, radiator, useful under stair storage cupboard, double glazed window to the rear garden, coving, chimney breast with exposed brickwork and door with step down leading into the

### Kitchen

Fitted with matching wall and base units, ample work surface space, sink and drainer unit with tiled splashback, space for a free standing cooker and fridge/freezer, under counter space for a washing machine, wall mounted gas central heating boiler, double glazed window to the side and rear aspect and door leading out to the rear garden, tiled floor and radiator.

### First Floor Landing

With fitted carpet, smoke alarm loft hatch, ceiling light point and doors to

### Bedroom 1

A good sized double bedroom with exposed wooden floorboards, double glazed window to the rear aspect, ceiling point, coving and a built in double wardrobe.

### Bedroom 2

With exposed wood floorboards, radiator, double glazed window to the front aspect, ceiling light point, coving, inbuilt double wardrobe and feature fireplace.

### Bathroom

With a three piece suite comprising a panelled bath with mains fitment shower head over, tiled surround and glass screen, low flush WC, pedestal wash hand basin, tiled floor, recessed spotlights and a double glazed window.

### Outside

From the kitchen door leading to a paved pathway leading onto a paved patio area where there is a useful outdoor tap. The remainder of the garden is mostly laid to lawn with a wooden shed enclosed by hedging and fencing.

### Services

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

### Outgoings

Council tax band B - £1,794.59 payable for 2024/2025

Water and drainage rates are payable.

### Directions

Proceed north out of Hereford city along Edgar Street heading past the Courtyard then taking the first turning left into Moor Street and the property is situated a short distance down on the right hand side.

### Viewings

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

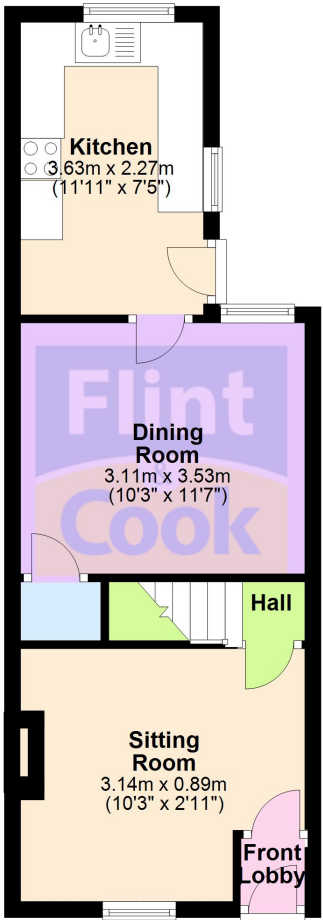
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

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

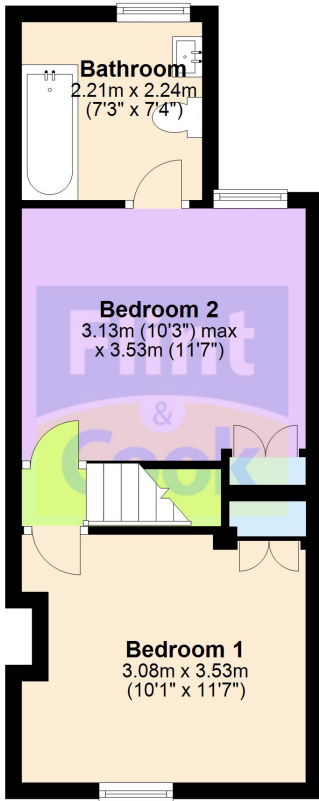
### Ground Floor

Approx. 33.4 sq. metres (360.0 sq. feet)



### First Floor

Approx. 0.2 sq. metres (1.9 sq. feet)



Total area: approx. 33.6 sq. metres (361.9 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	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	55
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		