

FOR  
SALE



49 Ryelands Street, Hereford HR4 0LN

£285,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Situated in this popular residential location, a three bedroom end terraced property offering ideal first time buyer/ small family accommodation and being sold with the added benefit of no onward chain. The property benefits from two good sized reception rooms, downstairs w/c and utility area, two double bedrooms to the first floor with large family bathroom and a third bedroom to the second floor, to the rear a good sized south facing garden with side access. We highly recommend an internal inspection.

## POINTS OF INTEREST

- *End terraced house*
- *Popular residential location*
- *Ideal first time buyer/ family home*
- *Three bedrooms, 2 receptions, downstairs W/C*
- *Good sized south facing rear garden*
- *Gas central heating & double glazing*



## ROOM DESCRIPTIONS

### Ground floor

With recessed entrance porch and door leading into

### Entrance hall

With exposed floorboard, carpeted stairs leading up, ceiling light point and doors to

### Living room

With exposed wooden floorboards, exposed feature brickwork, coving, double glazed bay window to the front aspect and radiator.

### Dining room

With exposed wooden floorboards, cast iron radiator, brick feature fireplace surround and tiled hearth, double glazed window, built in storage cupboard, useful under stair storage cupboard, three hanging ceiling lights and opening into the

### Kitchen

Fitted with matching wall and base units, ample work surface space, stainless steel 1 1/2 bowl sink and drainer unit, free standing electric cooker, space for freestanding fridge/freezer, tiled floor and tiled splash backs, recess spotlights, radiator, double glazed window and door to the rear and door with step down into the

### Utility room

With work surface space, under counter space for washing machine and tumble dryer, radiator, wall mounted gas central heating boiler, door into the downstairs w/c and french doors into the

### Conservatory

With wood effect flooring, power points, double glazed windows and sliding door to the garden.

### Downstairs W/C

With low flush w/c, wash hand basin, tiled floor and ceiling light point.

### First floor landing

With exposed floorboard, recess spotlights, door leading to the loft room with a under stair storage area and doors to

### Bedroom 1

With fitted carpet, cast iron radiator, ceiling light point, double glazed window to the front aspect and oak doors leading into two large wardrobe cupboards.

### Bedroom 2

With fitted carpet, double glazed window, ceiling light point, cast iron radiator and coving.

### Bathroom

A full suite comprising large white bath, fitted shower cubicle with mains fitment shower head over, low flush w/c, wash hand basin, upright radiator, tiled floor and part tiled surround, double glazed window, recess spotlights.

### Bedroom 3

With fitted carpet, three velux window, feature brickwork, hanging rails and storage space within the eaves,

### Outside

To the front a small courtyard laid to stone with iron gate opening onto the pathway to the front door and one to the side access gate. To the rear a fantastic south east facing rear garden, with paved patio area perfect for entertaining with steps leading down to the remainder of the garden which is mostly laid to lawn and enclosed by hedging and fencing. To the rear of the garden there is a further raised decked area leading to a timber frame cabin requiring finishing but making an ideal home office or entertaining space. To the side there is an access leading to the rear.

### Services

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

### Outgoings-

Council tax band C - £2,177 for 2025/2026

Water and drainage rates are payable.

### 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.

### Directions

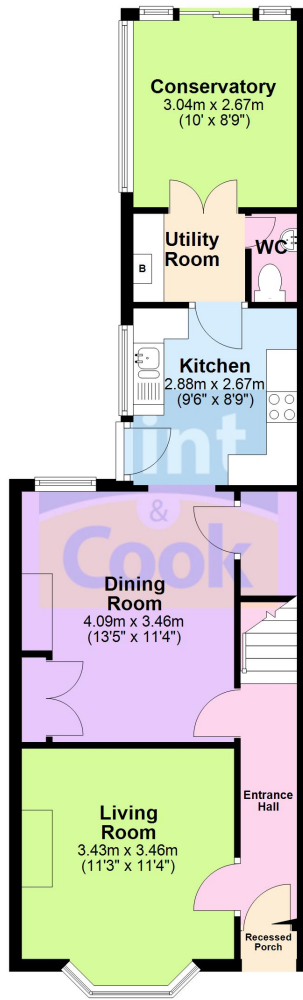
From Greyfriars Bridge in Hereford city centre proceed north and at the traffic lights turn left into Eign Street, which continues into Whitecross Road. Take the 2nd turning left into Ryelands Street, and the property will be found about 200 yards along on the left-hand side a short distance after the mini roundabout.

### Agents note

Please note that throughout the property, there are works required to finish certain rooms.

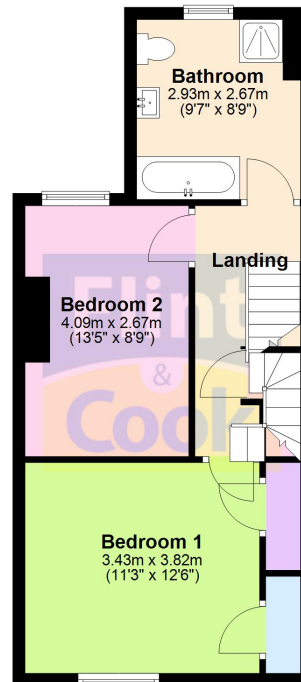
### Ground Floor

Approx. 55.2 sq. metres (594.4 sq. feet)



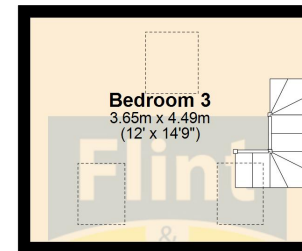
### First Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



### Second Floor

Approx. 16.4 sq. metres (176.2 sq. feet)



Total area: approx. 113.9 sq. metres (1225.8 sq. feet)

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](http://www.flintandcook.co.uk)

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			
(69-80)	C			79
(55-68)	D		60	
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	