

FOR
SALE



79 Queensway, Hereford HR1 1HG

£225,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this well-established residential location, a spacious 3 bedroom semi-detached house offering ideal first time buyer/family accommodation. Although in need of some updating, the property stands in a good size corner plot, has gas central heating, a wealth of off-road parking, no onward chain and we recommend an internal inspection.

POINTS OF INTEREST

- *Within easy reach of City centre*
- *Spacious 3 bedroom semi-detached house*
- *Gas central heating*
- *Good size corner plot*
- *Requires some updating*
- *No onward chain*



ROOM DESCRIPTIONS

Steps with handrail lead up to the Entrance Porch

With uPVC entrance door through to the

Entrance Hall

With stairs to the first floor, central heating thermostat and door to the

Lounge

With double glazed window to the front aspect, radiator, fireplace with hearth, display mantel and built-in gas coal effect living-flame fire (not tested), understairs store cupboard and door to the

Kitchen/Breakfast Room

In need of modernisation but currently comprising a single drainer sink unit, wall and base cupboards, worksurfaces, wall mounted gas central heating boiler, radiator, space for appliances, 2 double glazed windows to the rear, built-in airing cupboard with shelving and radiator and glazed panelled door to the

Side Lobby

With door to the outside, pantry cupboard with shelving and double glazed window and door to the

Downstairs Cloakroom

Low flush WC, double glazed window and radiator.

First floor landing

Access hatch to loft space, double glazed side window and door to

Bedroom 1

Radiator, double glazed window enjoying a fine outlook across Hereford City with the Cathedral in the distance.

Bedroom 2

Radiator, double glazed window to the rear, built-in single wardrobe.

Bedroom 3

Radiator, double glazed window to the rear.

Bathroom

In need of modernisation but currently comprising bath, wash hand-basin, low flush WC, radiator, double glazed window.

From the Landing, there is a Separate Shower Cubicle

With handrail, seat, glazed screen and extractor fan.

Outside

To the front and side of the property there are good size gardens, laid to lawn and interspersed with flowers and shrubs and enclosed by mature hedging and fencing to maintain privacy. There is a gate with paved pathway leading to the front entrance door which continues to the side and to the rear where there is a useful garden store. Double gates open onto a concrete driveway providing ample off-road parking facilities.

Services

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

Outgoings

Council tax band B - payable 2024/25 £1794.59

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.

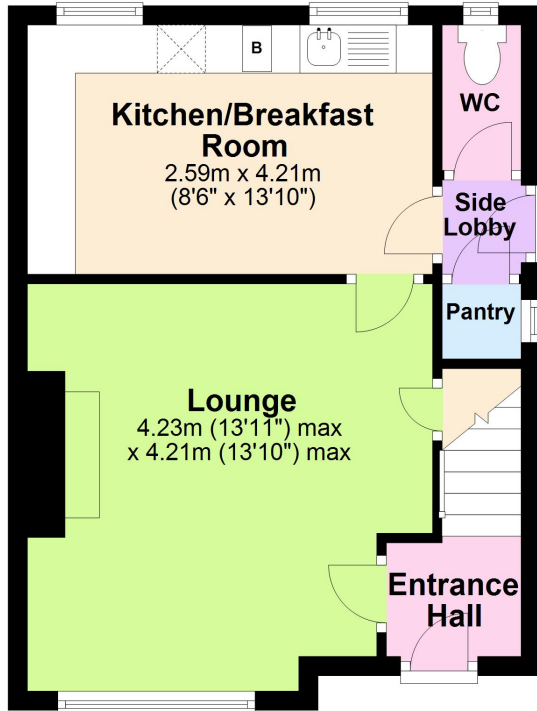
Directions

Proceed out of Hereford City along Edgar Street passing the football ground and at the mini roundabout turn right onto Newtown Road and then left at the mini-roundabout crossing the railway bridge. Then take the 1st left at the next roundabout onto College Road and left again into Kingsway and Queensway is the 1st turning on the right. What3words - camps.purely.sudden



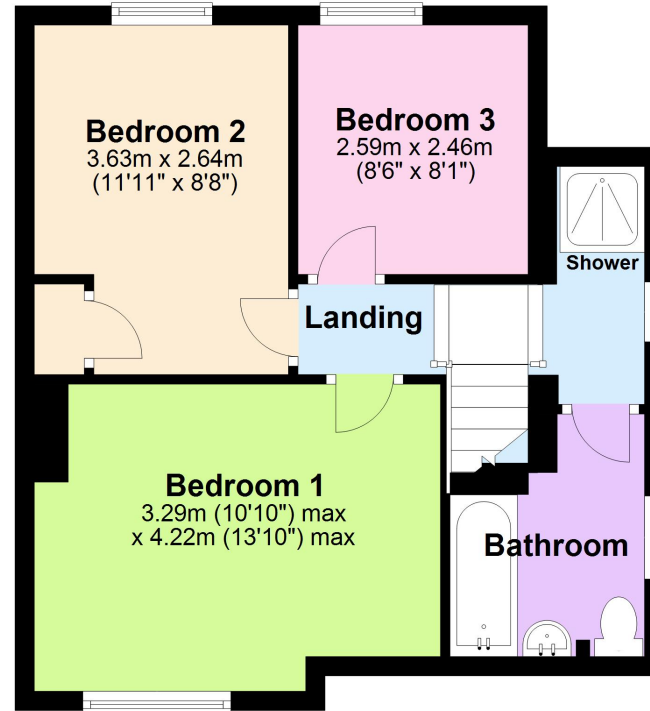
Ground Floor

Approx. 34.7 sq. metres (373.2 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.0 sq. feet)



Total area: approx. 75.4 sq. metres (811.2 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	81
England, Scotland & Wales			