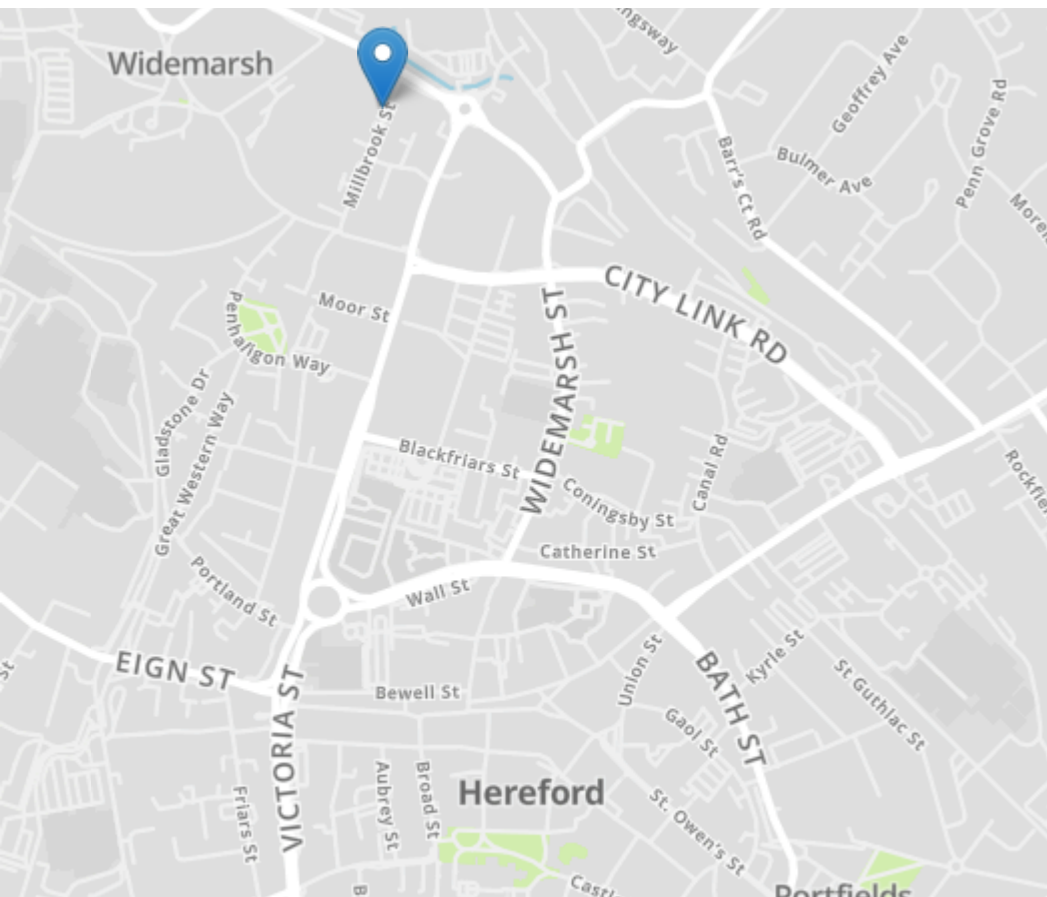




**DIRECTIONS**

From Hereford City proceed north onto A49 Edgar Street, at the roundabout turn left onto Newtown Road, and immediately left onto Millbrook Street, follow the road to the left which in turn is still Millbrook Street, where the property can be found on the right hand side as indicated by the Agents For Sale Board. For those who use 'What3words'///pots.winner.singer



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

All mains services are connected to the property

**Outgoings**

Council tax band 'B'

**Viewing**

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

**Offers**

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

**Opening Hours**

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

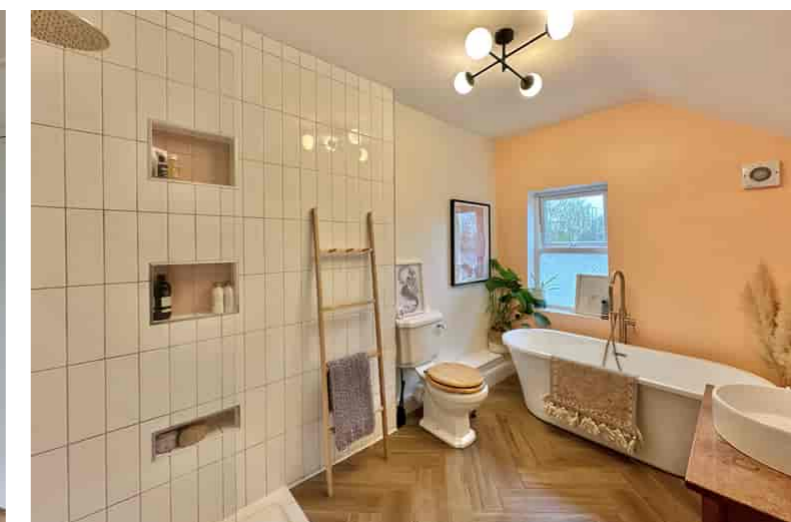
SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	47	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

55 Millbrook Street  
Hereford HR4 9LF

**£225,000**



• A very well maintained 2 bed end terraced property • Cellar • Central heating and double glazing

Hereford 01432 343477

Ledbury 01531 631177



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## OVERVIEW

A delightful and very well presented Edwardian period, 2 bedroom end terraced property, with gas central heating, double glazing and an abundance of character features comprising kitchen/dining room, living room, cellar, 2 bedrooms, good size family bathroom, garden and on street permit parkinG.

Street enjoys a quiet location but is only a few streets away from the heart of Hereford City where the cinema, theatre, shops and restaurants are only a short walk away. Less than a mile away is the train station and two hospitals, schools, supermarkets, leisure centre, racecourse, out of town retail parks and park walks.

In more detail the property comprises: Steps up to a double glazed door at the front elevation leads to:

### Lounge

3.2m x 3.7m (10' 6" x 12' 2")  
With exposed wooden floorboards, ceiling light point, tall tower radiator, double glazed window to the front elevation, and fitted storage either side of a feature brick fireplace with wood burning stove. Door to:

### Open Plan Dining Room

3.5m x 3.8m (11' 6" x 12' 6")  
With tower radiator, continued exposed wooden floorboards, ceiling light point, wall light point, fitted storage either side of chimney breast, and double glazed window to the rear elevation. Opening through to:

### Kitchen Area

2.2m x 3.8m (7' 3" x 12' 6")  
A fitted kitchen with soft close drawer, wall and base units, hip height double electric oven, induction 4 ring hob, cooker hood over, wooden working surfaces, space and plumbing for washing machine, 1.5 bowl sink and drainer, spot lights, laminate flooring, glazed window to side and rear elevation, and double glazed door to side elevation with access to the rear garden. From the dining room a door with wooden staircase leads to:

### Cellar

3.7m x 3.96m (12' 2" x 13' 0")  
Currently being used as a utility room with concrete floor, gas and electric meters, storage cupboards, working surfaces over, power, lighting and double glazed window to the front elevation. From the inner hallway carpeted stairs leads to:

## FIRST FLOOR

### Landing

With skylight above the stairwell, light and step up to further landing space, with fitted carpet.

### Bedroom 1

3.0m x 3.7m (9' 10" x 12' 2")  
With fitted carpet, ceiling light point, fitted storage, built-in storage, radiator, decorative panelling behind the bedside, usb and power points, and double glazed window to front elevation.

### Bedroom 2

2.5m x 3.4m (8' 2" x 11' 2")  
With loft access, fitted carpet, ceiling light point, double glazed window to the rear elevation, and radiator.

### Family Bathroom

2.25m x 3.8m (7' 5" x 12' 6")  
A very good size bathroom comprising tiled floor, ceiling light point, double glazed part obscured window to the rear elevation, vanity wash hand basin with mixer tap over, feature roll top free standing bath with brass mixer tap and shower tap over, walk-in shower cubicle with glass screen, two shower attachments to mains shower, chrome towel radiator

## OUTSIDE

To the front of the property there is on street permit parking if so desired, and from here a gated entrance with a brick wall surrounding the front garden and from here there is a low maintenance stone area, storage area with steps to the front door. At the rear of property where there is a double glazed door from the kitchen and from here the garden is a long shape where there is a gravel/stoned seating area, childs play shed, decked seating area, long lawned area with flowerbed and a storage shed at the end of the garden. Fenced either side, with brick walling and is low maintenance.



## At a glance...

- Lounge 3.2m x 3.7m (10' 6" x 12' 2")
- Open Plan Dining Room 3.5m x 3.8m (11' 6" x 12' 6")
- Open Plan Kitchen 2.2m x 3.8m (7' 3" x 12' 6")
- Cellar 3.7m x 3.96m (12' 2" x 13' 0")
- Bedroom 1. 3.0m x 3.7m (9' 10" x 12' 2")
- Bedroom 2. 2.5m x 3.4m (8' 2" x 11' 2")
- Family Bathroom 2.25m x 3.8m (7' 5" x 12' 6")

## And there's more...

- Popular residential area of Hereford
- Walking distance to the City

## Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.