

FOR  
SALE



16 Prior Street, Hereford HR4 9LB

£239,950 - Freehold

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



## PROPERTY SUMMARY

Occupying a convenient central location within easy walking distance of Hereford City centre, a well maintained 3 bedroom older-style terraced house offering ideal first time buyer/small family accommodation. The property has the added benefit of gas central heating, double glazed windows, generously sized living accommodation, downstairs bathroom and upstairs WC, easy to maintain rear garden and we recommend an internal inspection.

## POINTS OF INTEREST

- *Convenient City centre location*
- *Well maintained 3 bedroom terraced house*
- *2 Receptions*
- *Kitchen & downstairs bathroom*
- *Gas central heating & double glazing*
- *Ideal first buyer/small family accommodation*



## ROOM DESCRIPTIONS

### Recessed Entrance Porch

Tiled floor and partially double glazed entrance door through to the

### Reception Hall

Feature tiled floor, radiator, carpeted staircase to the first floor, central heating thermostat and door to the

### Lounge

Fitted carpet, sash style bay window to the front aspect with Venetian blinds, decorative wall, feature ornamental fireplace with display mantel over and radiator.

### Dining Room

Fitted carpet, radiator, window to the rear with Venetian blind, decorative fireplace with hearth, display mantel over and door to the

### Kitchen

Single drainer sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces with tiled splashbacks, tiled floor, radiator, side window, wall mounted gas central heating boiler, built-in Stoves oven and 4-ring hob with extractor hood over, space and plumbing for washing machine, glazed panelled door to the outside, space for upright fridge/freezer, central spotlighting and door to the

### Downstairs Bathroom

Modern suite comprising P-shaped bath with shower unit over and glazed screen, vanity wash hand-basin with ample storage below and mirror fronted cabinet over, low flush WC, tiled floor and wall surround for easy maintenance, windows to the side and rear, radiator and further heated towel rail/radiator.

### First floor landing

Fitted carpet, access hatch to loft space, useful built-in store cupboard with shelving and door to

### Bedroom 1

Fitted carpet, sash style bay window to the front aspect, decorative walls, radiator, space for wardrobes.

### Bedroom 2

Fitted carpet, radiator, window to the rear.

### Bedroom 3

Fitted carpet, radiator, built-in store cupboard and window to the rear.

### Upstairs Cloakroom

Low flush WC, wash hand-basin with tiled splashback, vinyl flooring, radiator and extractor fan.

### Outside

To the front of the property there is a small enclosed garden with path leading to the front entrance door. The rear garden has been landscaped for easy maintenance with a large decked area providing the perfect entertaining space leading onto the remainder of the garden which has been laid to synthetic grass enclosed by fencing to maintain privacy with useful timber garden shed, outside light, water tap and pedestrian right-of-way across the neighbours.

### 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.

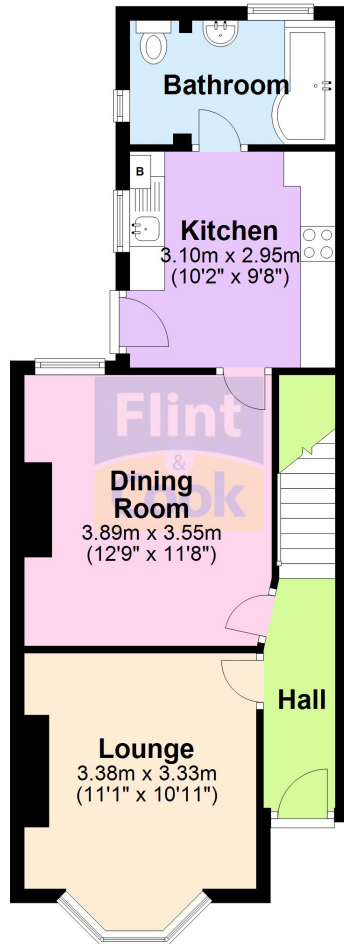
### Viewings

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

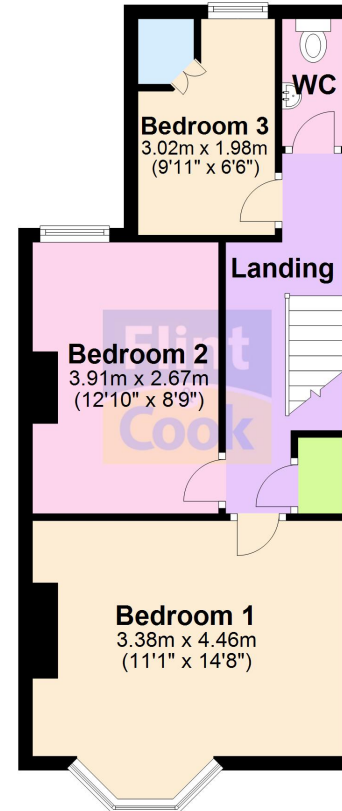
### Directions

What3words - signal.feast.once

**Ground Floor**  
Approx. 46.7 sq. metres (502.9 sq. feet)



**First Floor**  
Approx. 42.6 sq. metres (458.0 sq. feet)



Total area: approx. 89.3 sq. metres (960.9 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+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			