

FOR
SALE



2 Cranston Mews, Breinton Lee, Hereford HR4 0SJ

£230,000 - Freehold

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

PROPERTY SUMMARY

This charming terraced cottage is pleasantly located on a small courtyard development in the popular King's Acre area about 2 miles northwest of the cathedral city of Hereford. Local amenities include a public house, bus service, garden centre, local shops, both primary and secondary schools and a squash/tennis club.

Originally a stable block, converted in the 1990s to a very high standard by local developers, the property has open plan living space, 2 good sized bedrooms, gas central heating, double glazing and has a small courtyard garden, 2 parking spaces and a carport.

POINTS OF INTEREST

- *Attractive period property*
- *Small courtyard development*
- *Tastefully converted*
- *2 double bedrooms*
- *Small courtyard garden*
- *Carport and Parking*



ROOM DESCRIPTIONS

Entrance Hall

With radiator

Ground Floor Cloakroom

With wash hand basin, WC, tiled floor, extractor fan.

Open Plan - Kitchen/Dining/Living Room

With windows to the front and rear, smoke alarm.

Kitchen Area

Fitted with a range of base and wall units with work surfaces and tiled splash backs, electric oven, 4 ring gas hob with extractor hood, sink unit, plumbing for a washing machine, radiator, under stairs store cupboard.

Staircase from the dining area leading to the

First Floor Landing

With smoke alarm, cupboard housing the gas fired central heating boiler

Bedroom 1

With a built in wardrobe, radiator, two windows to the front and a roof window.

Bedroom 2

With hatch to the roof space, built in wardrobe, radiator, window the the rear.

Bathroom

With white suite comprising bath with mixer tap and shower attachment, wash hand basin, WC (concealed cistern), ladder style radiator, extractor fan, shaving point, light point and window.

Outside

To the front of the property is a part walled paved courtyard, two designated parking spaces and a carport.

Services

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

Outgoings

Council tax band B - £1,774.70 payable for 2024/2025

Water and drainage rates are payable.

Directions

From Hereford proceed towards Brecon on the A438 along the Whitecross Road continuing straight over at the roundabout onto King's Acre Road. Then continue past the Bay Horse and just before the entrance to the garden centre turn left into Breinton Lee then almost immediately left into the courtyard and no 2 is located in front of you.

Viewings

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

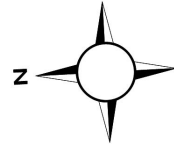
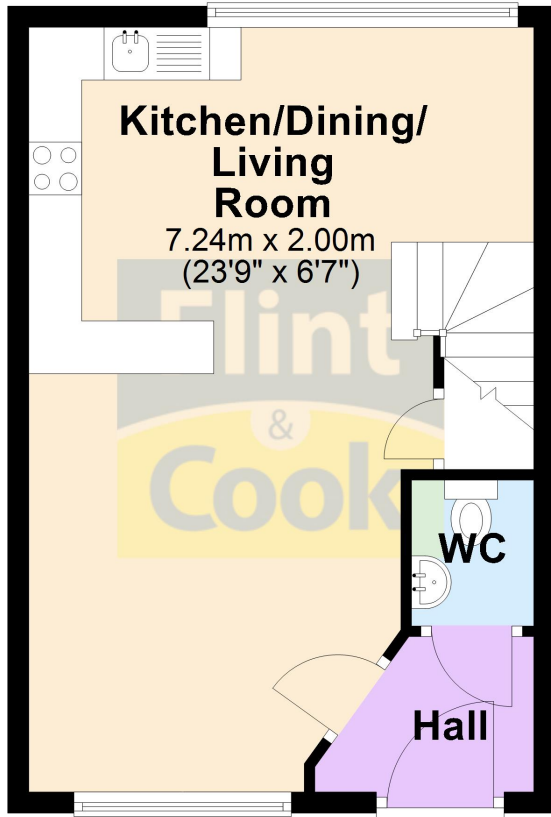
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

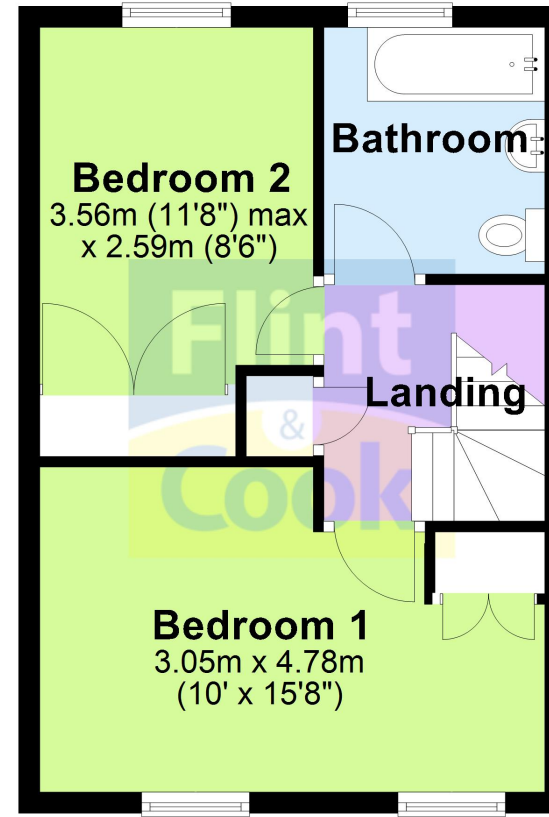
Ground Floor

Approx. 34.6 sq. metres (372.5 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.4 sq. feet)



Total area: approx. 69.6 sq. metres (748.9 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	73	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		