

FOR
SALE



21 Baysham Street, Hereford HR4 0ET

£329,500 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this well established residential location, an impressive 3 bedroom older style detached house offering ideal family accommodation.

The property, which is in excellent decorative order, has the added benefit of gas central heating, double glazing, kitchen/diner, modern kitchen and bathroom, private rear garden, off-road parking and to fully appreciate this property we strongly recommend an internal inspection.

Hereford City centre is within easy walking distance and there is also a wide range of popular amenities nearby including Sainsbury supermarket, Lord Scudamore primary school, shops, takeaways, riverside walks and daily bus services.

POINTS OF INTEREST

- *Convenient central location*
- *Impressive 3 bedroom detached house*
- *Lounge, kitchen/diner & conservatory*
- *Private rear garden*
- *Off road parking*
- *Must be viewed*



ROOM DESCRIPTIONS

Recessed Entrance Porch

Tiled floor and double glazed entrance door through to the

Spacious Entrance Hall

With mat-well, laminate flooring, recessed spotlighting, carpeted staircase to the first floor, radiator with decorative cover, smoke alarm, central heating thermostat, understairs store cupboard (also housing the gas central heating boiler) and door to the

Lounge

Fitted carpet, double glazed bay window to the front aspect with vertical blinds, radiator, decorative wall, display shelving and feature fireplace with hearth, display mantel and pebble-effect electric fire.

Open Plan Kitchen/Dining Area

Dining area with laminate flooring, radiator, feature chimney breast and double glazed double French doors into the conservatory.

Kitchen area with single drainer sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces with tiled splashbacks, tiled floor for easy maintenance, built-in Bosch single oven and 4-ring gas hob with splashback and cooker hood over, recessed spotlighting, double glazed window with roller blind overlooking the rear garden, space and plumbing for washing machine, built-in refrigerator, exposed timber.

Large Conservatory

Of brick and uPVC construction with tiled floor, opening window vents, large upright radiator, power points, vertical blinds and double doors to the garden.

First Floor Landing

Fitted carpet, access hatch to loft space with pull-down ladder and partially boarded for useful storage, double glazed side window and door to

Bedroom 1

Fitted carpet, double glazed bay window to the front aspect with vertical blinds, radiator, decorative wall and space for wardrobes.

Bedroom 2

Fitted carpet, radiator, decorative wall, TV aerial point, space for wardrobes, double glazed window to the rear.

Bedroom 3

Fitted carpet, radiator, double glazed window to the front aspect.

Bathroom

Modern suite comprising P-shaped panelled bath with shower attachment and curved glazed screen over, pedestal wash hand-basin with mirror fronted medicine cabinet over, low flush WC, tiled floor and wall surround for easy maintenance, recessed spotlighting, extractor fan, double glazed window with vertical blind and chrome ladder style towel rail/radiator.

Outside

Immediately as you step out to the rear, there is a brick paved area providing the perfect entertaining space and this then leads onto the main garden which is attractively laid to lawn, bordered by flowers and shrubs and all enclosed by high fencing to maintain privacy. There is a further paved patio area, timber garden shed and useful side access gate. To the front of the property there is a large brick paved driveway providing ample off-road parking space.

Services

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

Outgoings

Council tax band C - £2,159 payable 2025/26
Water and drainage - rates are payable.

Directions

Proceed west out of Hereford City along Eign Street, continuing into Whitecross Road, taking the 1st left into Ryelands Street. After approximately 200 yards turn right into Baysham Street and number 21 is on the right hand side.

What3words

///sunset.glitz.nearly

Viewing Arrangements

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

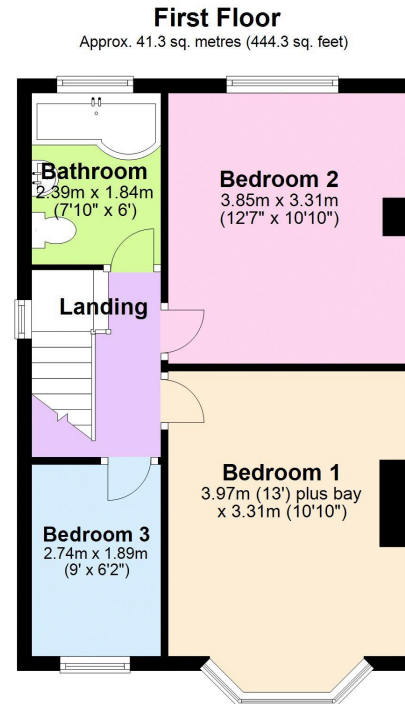
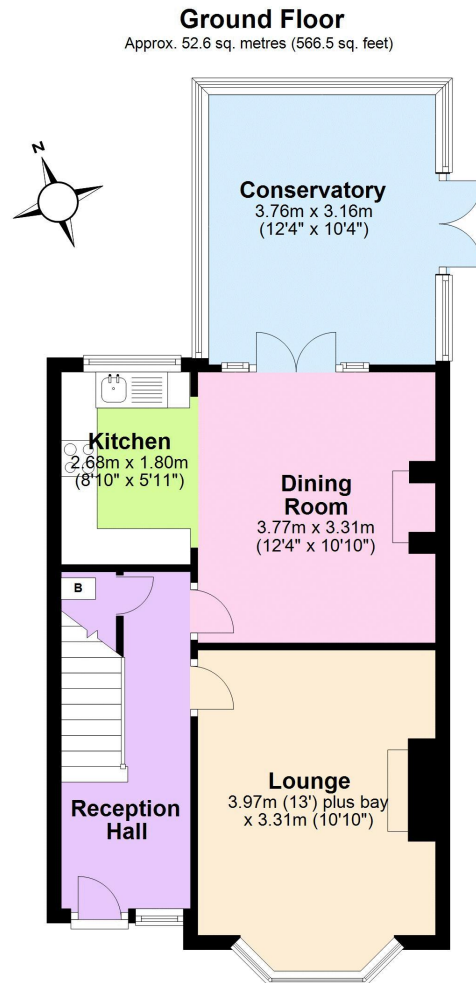
Opening Hours

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.



Total area: approx. 93.9 sq. metres (1010.8 sq. feet)

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

21 Baysham Street, Hereford

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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			84
(81-91)	B			
(69-80)	C			
(55-68)	D		64	
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales				
			EU Directive 2002/91/EC	