

FOR  
SALE



20 Golden Lion Close, Hereford HR4 9NB

£199,950 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Situated in this convenient residential location a short walk from Hereford city centre, a well presented two bedroom mid terraced house offering ideal first time buyer accommodation. The property benefits from gas central heating, double glazing, a tandem allocated parking space, two double bedrooms and rear access to the garden. A viewing is highly recommended.

## POINTS OF INTEREST

- *Mid terraced house*
- *Two double bedrooms*
- *Well presented throughout*
- *Ideal first time buyer home*
- *Close proximity to the City Centre*
- *Gas central heating & double glazing*



## ROOM DESCRIPTIONS

### Ground floor

With canopy porch and entrance door into

### Entrance hallway

Laminate flooring, carpeted stairs leading up with useful under stair storage stair storage, radiator, ceiling light point, space for coat and shoe storage, opening into the kitchen and lounge/dining room.

### Lounge/dining room

With ample space for both living and dining, laminate flooring, ceiling light point, radiator, coving, double glazed french doors leading out to the rear patio area.

### Kitchen

Fitted with matching wall and base units, ample work surface space, 1 1/2 bowl stainless steel sink and drainer unit, 4 ring gas hob, electric oven and extractor over, integrated fridge/freezer and space for under counter washing machine, double glazed window to the front aspect.

### First floor landing

With fitted carpet, loft hatch, ceiling light point and doors to

### Bedroom 1

With fitted carpet, radiator, double glazed window with view over the rear garden, ceiling light point and ample space for wardrobes.

### Bedroom 2

With fitted carpet, radiator, double glazing window to the front aspect, ceiling light point and airing cupboard.

### Bathroom

Three piece suite comprising panelled bath with electric shower over and tiled surround, low flush w/c, wash hand basin with storage below, tiled floor, mirrored storage cabinet and heated towel rail.

### Directions

Proceed north out of Hereford along Edgar street, at the roundabout take the first left heading over the bridge, at the next roundabout take the first exit left onto grandstand Road, proceed round to the right and take the first right hand turning signposted Golden Lion Close, the property is situated at the end of the cul-de-sac on the right hand side.

### Services

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

### Outgoings

Council tax band B - £1889.10 for 2025/2026

Water and drainage rates are payable.

### Viewings

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

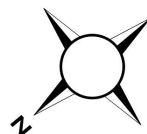
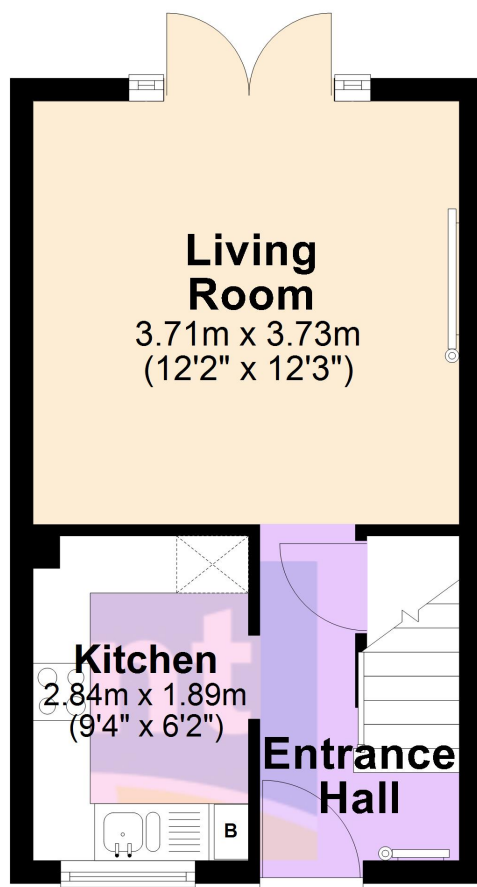
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

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

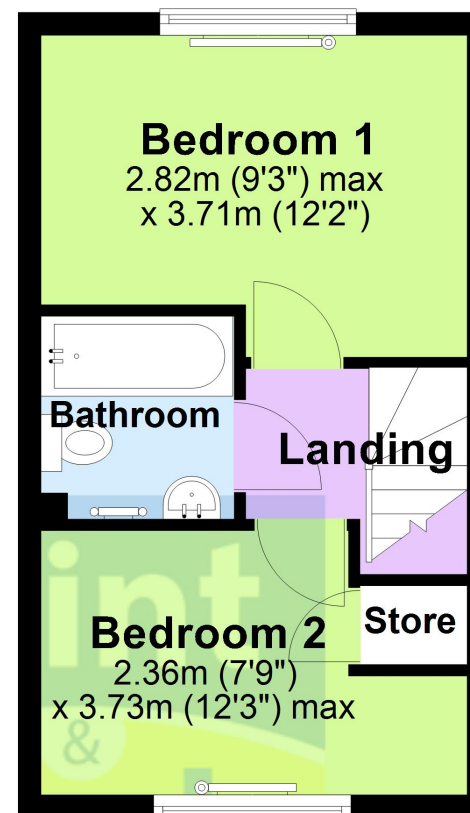
## Ground Floor

Approx. 24.8 sq. metres (267.3 sq. feet)



## First Floor

Approx. 25.0 sq. metres (268.7 sq. feet)



Total area: approx. 49.8 sq. metres (536.0 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		