

FOR  
SALE



11 Station Road, Hereford HR4 0BD

£265,000 - Freehold

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## PROPERTY SUMMARY

Situated in the popular residential location close to Sainsburys and just a short walk to Hereford City centre, is a 3 double bedroom mid-terraced townhouse. It offers well presented accommodation throughout and ideal for first time buyer/small family accommodation. The property has the added benefit of gas central heating, double glazing, 3 double bedrooms, 2 reception rooms and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Within walking distance of the City centre*
- *3 Bedrooms, 2 Reception rooms*
- *Ideal first time buyer/small family accommodation*
- *Must be viewed!*
- *Well presented throughout*
- *Permit parking, enclosed courtyard garden*
- *Mid-terraced town house*
- *Spacious rooms with period features*



## ROOM DESCRIPTIONS

### Front entrance door leading into the

#### Lounge

Laminate flooring, double glazed sash window to the front aspect, radiator, a feature open fireplace with wooden mantel and surround and tiled hearth with door leading into the

#### Dining Room

Tiled floor, radiator, useful understairs storage cupboard, gas central heating thermostat, carpeted stairs leading to the first floor, feature woodburning stove with tiled hearth, double glazed door to the rear aspect.

#### Kitchen

Fitted with matching wall and base units, ample worksurfaces, 1½ bowl stainless steel sink and drainer unit, integrated double oven and 4-ring gas hob with extractor over, integrated fridge, under-counter space for washing machine, dishwasher/tumble dryer, double glazed windows to the side and rear aspects and double glazed door leading to the courtyard garden, radiator, tiled floor.

#### First floor landing

Fitted carpet, smoke alarm, double glazed sash window overlooking the rear garden, radiator and carpeted stairs leading up to the second floor and doors leading to

#### Bedroom 1

Spacious double bedroom with fitted carpet, radiator, double glazed window to the front aspect and feature fireplace.

#### Family Bathroom

Suite comprising free-standing bath with showerhead attachment, corner shower cubicle with mains fitment showerhead over and tiled surround, pedestal wash-hand basin with tiled splashback, low flush WC, Velux window, extractor, heated towel rail, laminate flooring and stained glass window out to the Hallway.

#### Bedroom 2

Fitted carpet, radiator and double glazed window overlooking the rear aspect.

#### Second floor landing

Fitted carpet, smoke alarm, Velux window and door leading into

#### Bedroom 3/Loft Room

Laminate flooring, 2 radiators, 3 double glazed windows to the side and rear aspect and Velux window to the front aspect with views of Hereford Cathedral and useful storage/wardrobe space.

#### Outside

To the rear of the property there is a low maintenance courtyard garden which is laid to patio with a variety of plants and shrubs and enclosed by fencing with a rear access gate. Useful outside tap. To the front of the property concrete steps lead up to the low maintenance area laid to stone with a range of mature plants and shrubs with brick walling and access to the front entrance door. Permit parking is available.

#### Services

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

#### Outgoings

Council tax band TBC - payable 2024/25 £1794.59

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.

#### Viewing

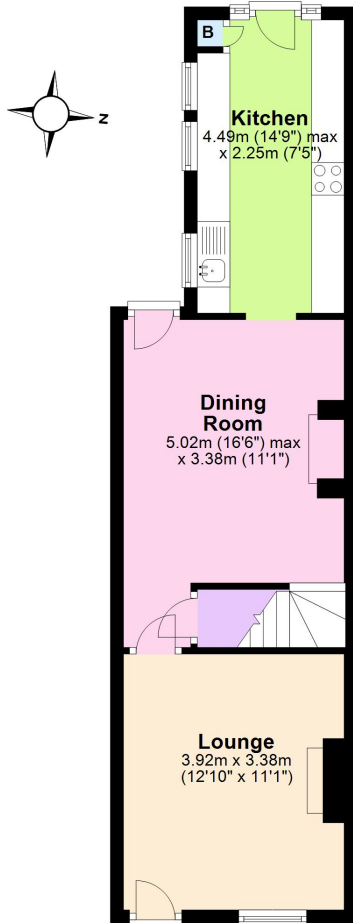
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

#### Directions

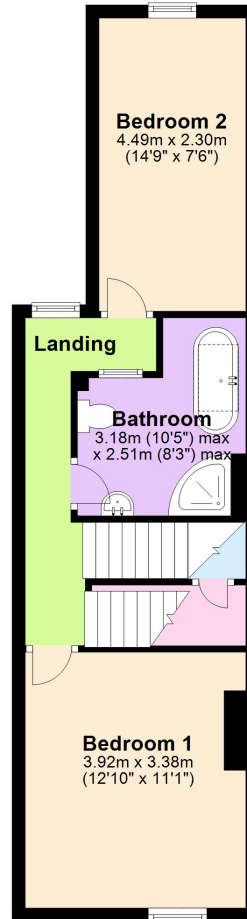
From the Flint & Cook office, continue onto King Street and towards the Greyfriars Bridge and at the traffic lights continue straight over onto Barton Road and continue along this road taking the 2nd right hand turning for Station Road and the property is situated on the left hand side (house with the blue door).

What3words - landed.powder.served

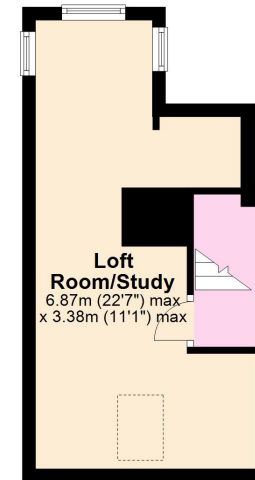
**Ground Floor**  
Approx. 40.9 sq. metres (440.1 sq. feet)



**First Floor**  
Approx. 41.2 sq. metres (443.2 sq. feet)



**Second Floor**  
Approx. 20.9 sq. metres (224.7 sq. feet)



Total area: approx. 102.9 sq. metres (1108.0 sq. feet)

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

**11 Station Road, Hereford**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	82
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(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		