

FOR
SALE



32 Cornwall Street, Hereford HR4 0HF

£230,000 - Freehold

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

PROPERTY SUMMARY

Situated in a popular residential location and older-style terraced house with 2 bedrooms, 2 reception rooms, modern kitchen and bathroom, enclosed garden. Viewing advised. No onward chain.

POINTS OF INTEREST

- Popular north of the City location
- Close to amenities
- Ideal for first buyer/investment
- Modern kitchen & bathroom
- 2 Bedrooms
- 2 Reception rooms
- No onward chain
- Must be viewed



ROOM DESCRIPTIONS

Front door leads to the

Sitting Room

Bricked open fireplace, original flooring, double glazed window which overlooks the front,

Dining Room

Double glazed windows overlooking the rear garden, quarry tiled flooring, brick fireplace, stairs lead down to the cellar.

Gallery style Kitchen

With modern white units and solid wooden countertops, tiled splashbacks, gas hob and oven, extractor fan, space for washing machine, laminate flooring. The central heating boiler is concealed in a kitchen unit.

Downstairs WC

With WC, basin and chrome towel radiator.

Cellar

Potential for conversion subject to planning permission.

Bedroom 1

Double room with window to rear overlooking the garden.

Bedroom 2

Double room with window to front, original fireplace.

Bathroom

Lovely large bathroom with bath, shower, shower screen, WC & basin.

Garden

Small courtyard garden to the front. The enclosed rear garden is lawned with a decking area (perfect for entertaining).

Agents Note

The rear garden includes right of access across neighbouring garden.

Services

Council tax band B, payable. Water and drainage rates are payable.

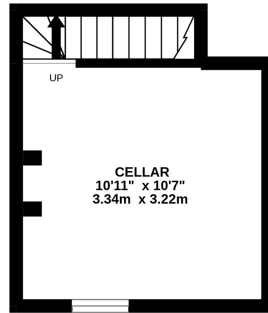
Directions

From Hereford City, take the A438 west towards Brecon travelling along Eign Street, proceeding straight at the traffic lights onto Whitecross Road. Take the 4th turning on the left into White Horse Street and the 2nd right turn into Cornwall Street, where the property can be found on the right-hand side.

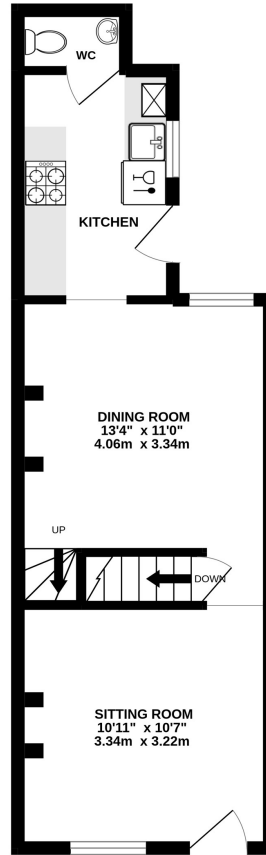
Money Laundering Regulations

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

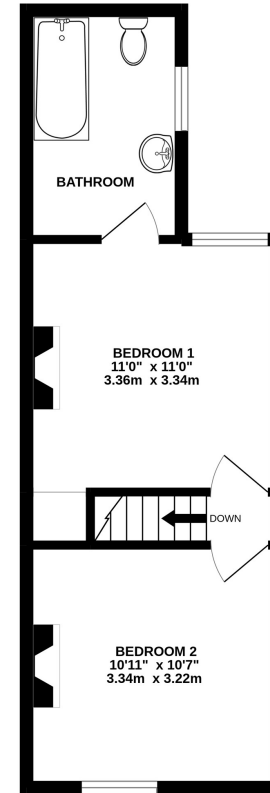
CELLAR



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 794 sq.ft. (73.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			