



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'B'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

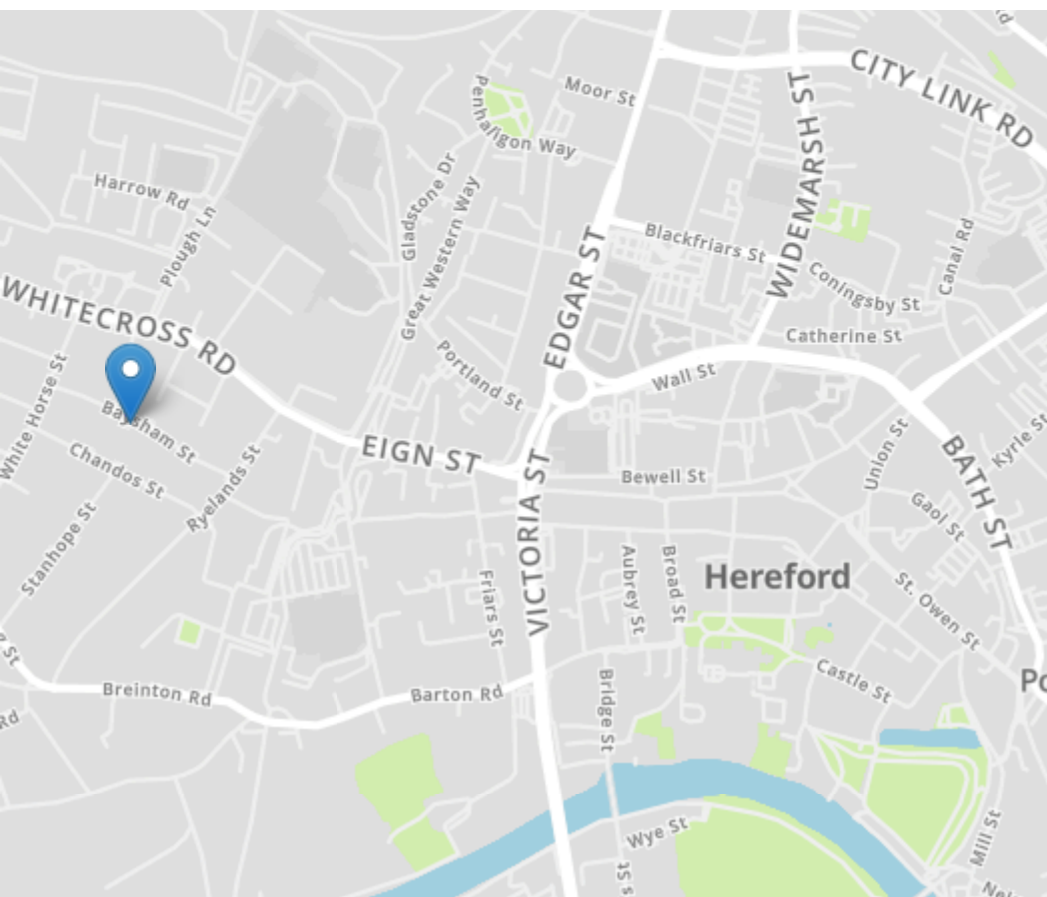
74 Baysham Street
Hereford HR4 0EU

£260,000



DIRECTIONS

From Stooke, Hill and Walshe office, proceed west onto A438 Whitecross Road, turn left into Ryelands Street and then first right into Baysham Street, and the property can be located on the left hand side as indicated by Stooke, Hill and Walshe For Sale board. For those who use 'What3words'///woes.cage.shark



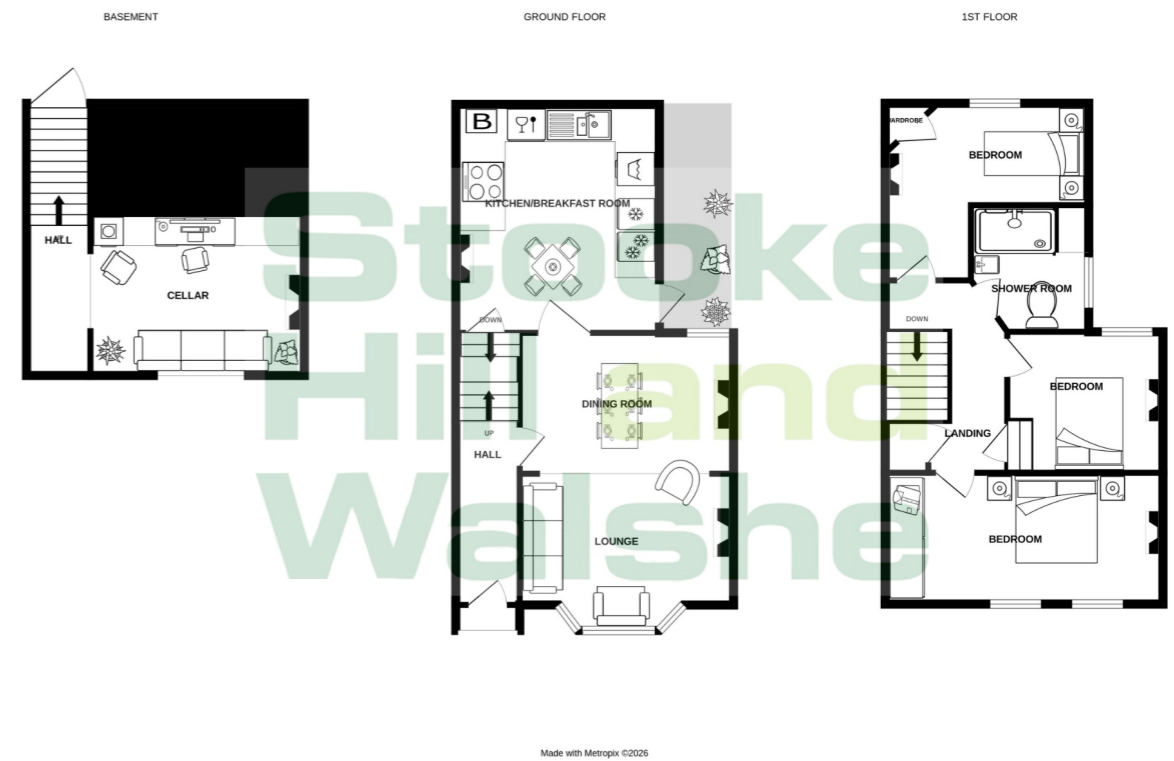
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



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OVERVIEW

An immaculately presented mid terraced 3 bedroom property comprising; lounge, dining room, kitchen/breakfast room, 3 bedrooms, bathroom, cellar, attic space, and garden area. Located in the popular residential area of Whitecross, just half a mile west of the Hereford city centre, this property enjoys a highly convenient setting. A wide range of local amenities are close by, including a convenience store, post office, church, public house and both primary and secondary schools. More extensive facilities, shops and services can be found in the vibrant city centre, all within comfortable walking distance and easily accessible via regular bus routes.

In more detail the property comprises.

Open Fronted Inner Porch

With exposed brick, feature exposed panelling, and quarry tiles. Timber wooden door leads to:

Entrance Hall

With exposed wooden floorboards, power points, and ceiling light points.

Dining Room

3.4m x 3.35m (11' 2" x 11' 0")
With exposed wooden floorboards, ceiling light point, a beautiful open feature fireplace within a chimney

breast, radiator, single glazed timber frame sash window over the rear elevation, and power points. Opening through to:

Lounge

3.25m x 4.2m (10' 8" x 13' 9")
With exposed wooden floor boards, ceiling light point, feature open fireplace, single glazed partly obscured sash windows, TV, telephone and power points.

Kitchen/Breakfast Room

4.375m x 2.7m (14' 4" x 8' 10")
With lino flooring, 2 ceiling light points, stable style timber single glazed door leading out to the rear courtyard at the side elevation, double glazed window at the rear elevation, fitted kitchen with roll top working surfaces, base and wall units, space and plumbing for dishwasher, space and plumbing for washing machine, space for other appliances; fridge/freezer, and oven, fitted cooker hood, Franke 1.5 bowl stainless steel sink with drainer and mixer tap over, and wall unit housing the Worcester central heating boiler.

Carpeted stairs leads down to:

Cellar

3.2m x 4.2m (10' 6" x 13' 9")
Currently being used as a part study, part utility room and has a modern electrical consumer unit, carpeted, extractor fan, and storage. This area has not been signed off to regulations.

From the front reception hall a carpeted runner on the staircase leads to:

FIRST FLOOR

Landing

With exposed wooden floor boards, radiator, loft access point, ceiling light point, and storage cupboard.

Bedroom 1

4.4m x 3.288m (14' 5" x 10' 9")
With exposed wooden floor boards, ceiling light point, 2 single glazed sash windows at the front elevation, 2 radiators, original period feature fireplace, power points, TV point, and telephone point.

Bedroom 2

2.555m x 3.35m (8' 5" x 11' 0")
With an original period feature fireplace, exposed wooden floor boards, ceiling light point, timber framed sash window to the rear elevation, radiator, and power points.

Bedroom 3

3.2m x 2.45m (10' 6" x 8' 0")

Bathroom

This room has been extended which has created a smaller third bedroom. Comprising lino flooring, ceiling light point, wall light point with shaver point included, single glazed obscured glass sash style window to the side elevation

with shutters, extractor fan, radiator, fully tiled walls, storage shelving, vanity wash hand basin with chrome hot and cold tap over, and shower cubicle with sliding glass screen.

From the landing, door to second staircase leading to:

Loft Room

This room is not converted, and comprises; fully boarded, power, and Velux window.

OUTSIDE

Approached from a pedestrian path at the front aspect, the front is a concreted area and has a brick wall creating the boundary, and a small area ideal for bin storage. The south facing rear garden has an outdoor tap, and from the kitchen/breakfast room a pathway leads out onto the rear courtyard, a patio is in the centre with flowerbeds surrounding the patio, a further selection of flowers and shrubs, and fence trellis for climbing flowers.



At a glance...

- Dining Room 3.4m x 3.35m (11' 2" x 11' 0")
- Lounge 3.25m x 4.2m (10' 8" x 13' 9")
- Kitchen/Breakfast Room 4.375m x 2.7m (14' 4" x 8' 10")
- Cellar 3.2m x 4.2m (10' 6" x 13' 9")
- Bedroom 1. 4.4m x 3.288m (14' 5" x 10' 9")
- Bedroom 2. 2.555m x 3.35m (8' 5" x 11' 0")
- Bedroom 3. 3.2m x 2.45m (10' 6" x 8' 0")

And there's more...

- Minimal maintained garden
- Popular residential area
- Close to local amenities

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.