



Williams

Williams Estate Agents

Present:

21
Baysham Street
Hereford, HR4 0ET

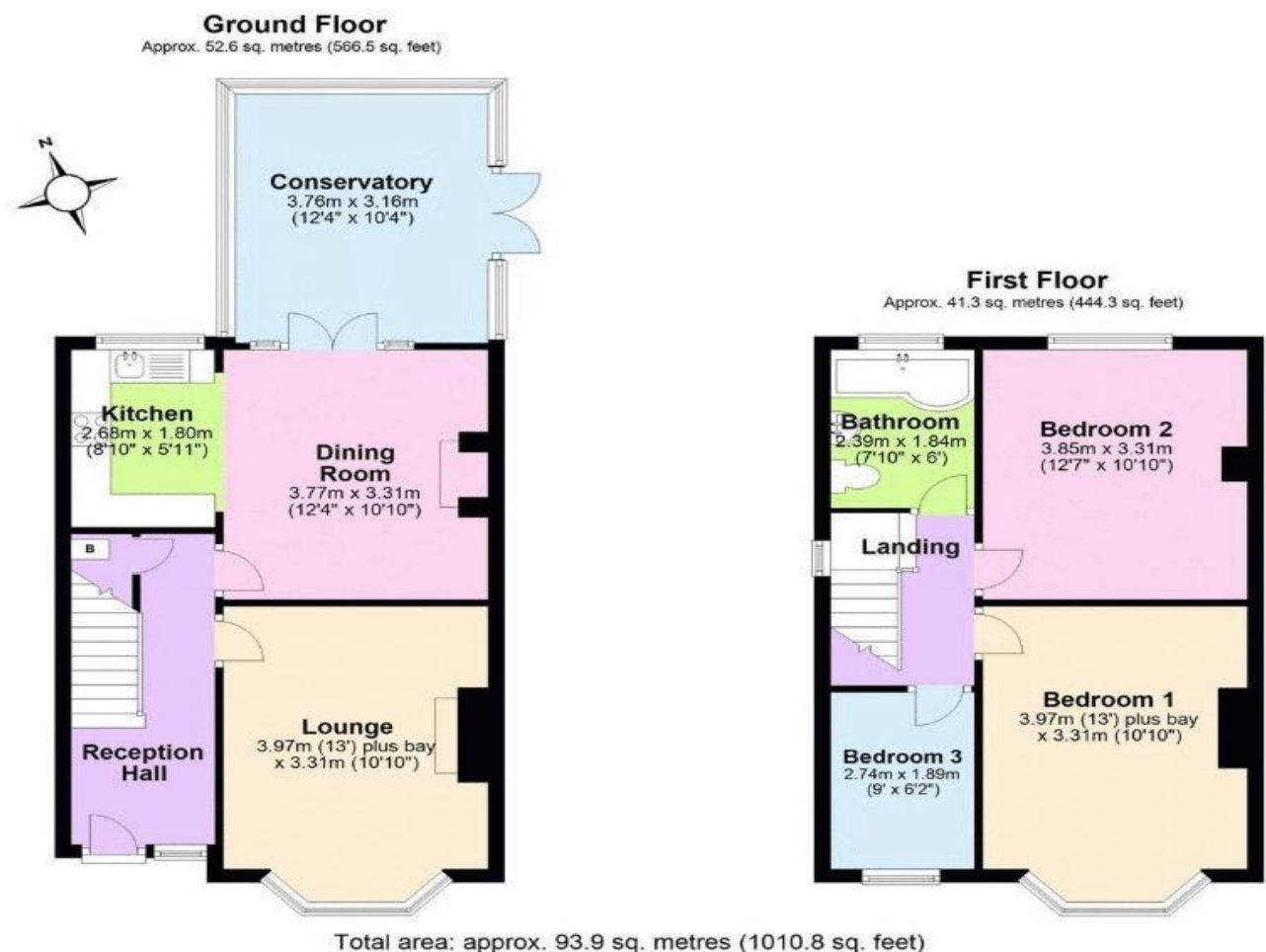
Guide Price £324,950

Detached Property - Three Bedrooms/ Modern Bathroom - Off Road Parking / Private Gardens - Superbly Presented -
Viewing Advised / Popular Location -



21 Baysham Street, , Hereford, HR4 0ET

The Property: A very well presented three bedroom detached property, with the added benefit of off road parking! The accommodation benefits from central heating, double glazing, a conservatory, modern kitchen and a bathroom, three reception rooms and a lovely private rear garden. Whitecross enjoys superb amenities, shops, supermarkets, public houses and schooling, while the city is just a few minutes away for comprehensive facilities. 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





ACCOMMODATION

Please Refer To Floorplan For Measurements

Details

Entrance Porch - Tiled floor and double glazed entrance door through to the:

Spacious Entrance Hall - laminate flooring, recessed spotlighting, carpeted staircase to the first floor, radiator with decorative cover, 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 electric fire.

Open Plan Kitchen/Dining Area - Dining area, 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.

Conservatory - Of brick base with uPVC windows and door with tiled floor, opening window vents, 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 - Lovely private garden, there is a brick paved area leading 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.

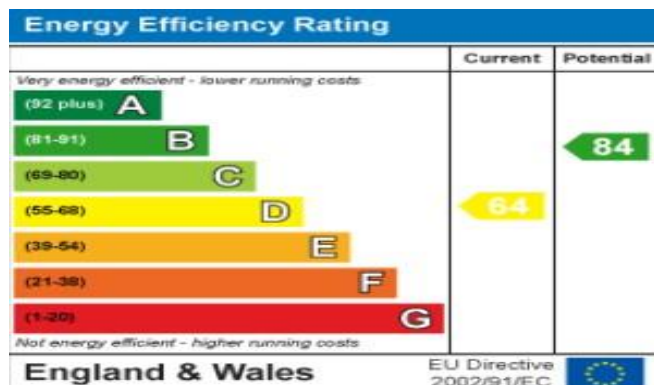
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Hereford Office

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Free Mortgage Advice

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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

These PARTICULARS are for guidance purposes only. Williams do not survey the property. They do not constitute any part of an offer or contract. All information released by Williams Estate Agents should be confirmed by a solicitor before you exchange contracts.