

for sale

£325,000



Oxford Street Hereford HR4 0DP

Being sold with NO ONWARD CHAIN this wonderful three double bedroom end-terrace home is situated in a popular and convenient location. This beautiful home is in need of work but with the off road parking, double garage and land you get with it, it could be made into something special.

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Approach

A drop curb giving access to the large drive which leads down the side of the home and is beyond the gated entrance. The drive leads down to the large double garage which has plenty of storage above which has the potential to be converted. With a pathway leading to the front door which has walls and plants to the borders. Door to front gives access to:

Entrance Hall

Double glazed door to front elevation, stairs leading to the first floor landing, central heating radiator, ceiling light point and doors leading to:

Lounge

12' 6" x 10' 10" Max (3.81m x 3.30m Max)

Double glazed window to front elevation, central heating radiator, electric fire with a featured surround and ceiling light point.

Sitting Room

12' 4" x 10' 8" Max (3.76m x 3.25m Max)

Double glazed window to front elevation, wood burner with a brick surround, central heating radiator, storage cupboard and ceiling light point.

Cellar

12' 1" x 12' 2" (3.68m x 3.71m)

Power and lighting with a large space perfect for storage.

Inner Hall

Ceiling light point and doors leading to:

Dining Room

10' 10" Max x 10' 6" (3.30m Max x 3.20m)

Double glazed patio doors to the rear leading to the conservatory, central heating radiator, gas fire with a brick surround and ceiling light point.

Kitchen

10' 5" x 9' (3.17m x 2.74m)

A fitted kitchen with wooden wall and base units with roll top work surfaces over, one bowl sink and drainer with splash back tiling to walls, space for cooker with cooker hood over, plumbing for washing machine, space for fridge freezer, central heating boiler, tiled flooring, ceiling light point, double glazed window to rear and door leading to the conservatory



Conservatory Off Kitchen

10' x 7' 6" (3.05m x 2.29m)

Sliding double doors to the rear giving access to the rear garden, windows to rear and side elevation, tiled flooring and wall light point.

Conservatory Off Dining Room

11' 6" x 9' 1" (3.51m x 2.77m)

A UPVC construction with double glazed windows to rear and side elevations, double glazed French doors to the side giving access to the rear garden, with a fan and light point to the ceiling.

First Floor Landing

Double glazed window to front elevation, central heating radiator, loft access and ceiling light point with doors leading to:

Bedroom One

10' 9" Max x 12' 4" (3.28m Max x 3.76m)

Double glazed window to front elevation, built in wardrobes, central heating radiator and ceiling light point.

Bedroom Two

10' 9" Max x 14' 1" Max (3.28m Max x 4.29m Max)

Double glazed window to rear elevation, central heating radiator and ceiling light point

Bedroom Three

12' 5" x 7' 10" Plus Wardrobes (3.78m x 2.39m Plus Wardrobes)

Double glazed window to front elevation, central heating radiator, fitted wardrobes and ceiling light point

Large Bathroom

A bathroom suit briefly comprising: bath with mixer taps, separate corner shower cubicle, wash hand basin with vanity unit, low level W.C, central heating radiator, airing cupboard, ceiling light point and double glazed obscure window to rear elevation.

Double Garage

17' 11" x 15' 4" (5.46m x 4.67m)

Two up and over doors, power and lighting with steps leading to the second floor which is perfect for storage but also gives customers great potential to convert subject to planning.

Agent Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: HER314426 - 0003

Tenure: Freehold

EPC Rating: E

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