

for sale

£245,000



College Road Hereford HR1 1EF

This wonderful three double bedroom end terrace home is Located in the popular position north of Hereford city with easy access to the city centre, hospital and Hereford Rail Station with major rail links The property is within walking distance to Hereford Sixth Form College, Art and Technology College as well as local primary and secondary schooling plus a number of parks and open countryside. The home itself has been well looked after and offers great size rooms throughout. With permit parking to the front the home briefly comprises: front garden, entrance hall, lounge, kitchen/dining room, conservatory, downstairs W.C, first floor landing, two bedrooms, family bathroom and to the second floor a further double bedroom with a private garden to the rear.

College Road Hereford HR1 1EF

Approach

On street permit parking with a pathway lead to the front door. A area to the side which is lawned with a side gate giving access to the rear garden and hedges to the boarders. Door to the front gives access to:

Entrance Hall

Double glazed door to front, stairs to the first floor landing, ceiling light point and door leading to:

Lounge

13' 6" x 12' 4" Max (4.11m x 3.76m Max)

Double glazed window to front elevation, log burner, central heating radiator, ceiling light point and door leading to.

Kitchen/dining Room

16' x 9' 10" (4.88m x 3.00m)

A fitted kitchen with wooden wall and base units with roll top work surfaces over, one and a half bowl sink and drainer with splash back tiling to walls, integrated electric oven and gas hob with cooker hood over, plumbing for washing machine, space for fridge freezer, double glazed window to rear elevation and door leading to the conservatory.

Conservatory

12' 11" x 5' 9" (3.94m x 1.75m)

A brick built construction with double glazed windows to rear and side elevations, door to the rear giving access to the rear garden, ceiling light point and door leading to the downstairs W.C.

Downstairs W.C

Low level W.C, wash hand basin and ceiling light point.



First Floor Landing

Double glazed window to front elevation, stairs to the second floor to bedroom three, ceiling light point and doors leading to:

Bedroom One

12' 3" x 9' 4" (3.73m x 2.84m)

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

Bedroom Two

10' 1" x 9' 4" (3.07m x 2.84m)

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

Bathroom

A white suite briefly comprising: bath with mixer taps and shower head over, wash hand basin, low level W.C, part tiling to walls, ceiling light point and double glazed obscure window to rear elevation.

Bedroom Three

13' 10" Max x 15' 3" Max (4.22m Max x 4.65m Max)

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

Rear Garden

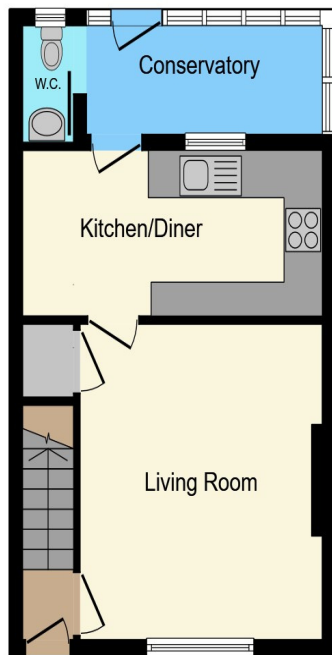
A patio area to the side perfect for entertaining with a good size lawn. A side gate giving access to the front of the home with fencing to the borders.

Parking

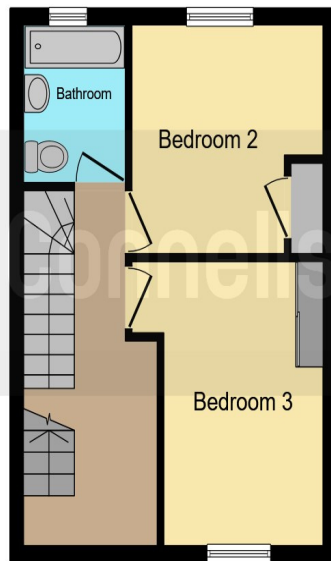
The property is entitled to 5 on-street parking permits in Zone 15 through Herefordshire Council with proof of residency. The fees below were taken from the Herefordshire Council website and should be checked by any potential buyer.

- 1st permit - £30.00 – (new, renewal, duplicate (vehicle only) or visitor)
- 2nd permit - £30.00
- 3rd Permit - £75.00
- 4/5th Permit - £100.00 each
- £10.00 for a replacement permit to change a vehicle registration number

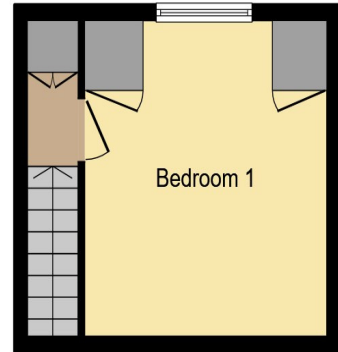




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01432 267 511
E hereford@connells.co.uk

23 King Street
HEREFORD HR4 9BX

Property Ref: HER314488 - 0002

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/HER314488



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk