

for sale

£210,000



Edgar Street Hereford HR4 9JP

Being sold with NO ONWARD CHAIN this fantastic Grande two listed mid terrace family home is located towards the heart of Hereford City Centre. This lovely home is in need of work throughout but could be made into something special and also benefits from off road parking.

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Approach

There is a drop curb giving access to the drive which is situated to the rear of the home. To the front there is a lawn area and a step which leads to the welcoming hallway.

Welcoming Hallway

Door to front, two ceiling light points, stairs to the first floor landing, central heating radiator and doors leading to:

Lounge

14' x 12' (4.27m x 3.66m)

Sash windows to the front elevation, gas fire with featured surround and ceiling light point,

Dining Room

11' 3" x 9' 1" (3.43m x 2.77m)

Window to rear elevation, storage cupboard and ceiling light point.

Kitchen

12' 7" x 8' 3" (3.84m x 2.51m)

Sink and drainer, space for fridge freezer, window to side elevation, ceiling light point and doors leading to:

Utility Room

12' 7" x 8' 3" (3.84m x 2.51m)

Sink and drainer, space for cooker with power and lighting.

Inner Hallway

Door to the rear giving access to the rear garden and door leading to the downstairs W.C

Downstairs W.C

Window to rear and low level W.C,



First Floor Landing

Stairs to the second floor landing, wash hand basin, ceiling light point and doors leading to:

Bedroom One

15' 8" x 12' 9" (4.78m x 3.89m)

Sash windows to front elevation and ceiling light point.

Shower Room

Sash window to rear elevation, corner shower cubicle, built in storage and ceiling light point,

Second Floor Landing

Ceiling light point and doors leading to:

Bedroom Two

15' 8" x 13' 11" (4.78m x 4.24m)

Sash window to front elevation, built in storage and ceiling light point.

Bedroom Three

13' 3" x 9' 2" (4.04m x 2.79m)

Sash window to rear elevation, open fire with a featured surround and ceiling light point.

Rear Garden

A drop curb giving access to the driveway which is accessed via the opening fenced gates. With a lawn area to the side and fencing to the boarders.

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.



To view this property please contact Connells on

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Property Ref: HER314880 - 0002

Tenure: Freehold

EPC Rating: Exempt

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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.

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