



97, Baysham Street, Hereford, HR4 0ET  
Price £270,000

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LAND & NEW HOMES

# 97 Baysham Street Hereford

Please note that the dimensions stated are taken from internal wall to internal wall.

VICTORIAN HOUSE WITH THE MODERN TOUCH AND OFFERED WITH NO ONWARD CHAIN.

A lovely example of a three bedroom Victorian house in a popular residential area within walking distance of the City Centre. There are stairs to an attic room, converted cellar room, upstairs family bathroom, a recently added downstairs cloakroom, two reception rooms, extended and re-fitted kitchen.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THE PROPERTY HAS TO OFFER.

- 3 Bedroom Victorian House
- Converted Cellar
- Attic Room
- Downstairs Cloakroom
- Extended Kitchen
- Enclosed Rear Garden
- 2 Reception Rooms
- Walking Distance to Hereford City Centre
- NO ONWARD CHAIN

## Material Information

**Price** £270,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** B

**EPC:** D (61)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

This fine example of a Victorian family home offers spacious and versatile accommodation, located on the outskirts of Hereford city centre, with many amenities nearby. The accommodation comprises: entrance hall, sitting room, dining room, extended and re-fitted kitchen, recently added cloakroom, converted cellar, three bedrooms, family bathroom and attic room. This property needs to be viewed to be fully appreciated, especially as the cellar or attic room could prove very useful if working from home.

## Property Description

The front door leads you into the entrance hall, which provides access into the sitting room and dining room. The sitting room has a square bay window, there are exposed floorboards, feature fireplace and cornice which provide the feeling of character. The dining room is fitted with French doors which lead to the enclosed rear garden and has fitted alcove cupboards. The dining room also provides access into the converted cellar and stairs to the first floor accommodation. The kitchen is split into two parts, the first area you come to has base units with work top and useful alcoves, integrated washing machine, tall larder cupboard, space for fridge/freezer, door into the recently added cloakroom that has a toilet and wash hand basin. The second part of the kitchen has wall and base units with work tops, Belfast style sink, built in double electric oven, hob and extractor fan and an integrated dishwasher. The converted cellar has good head height and is a versatile room that could be used in a number of ways to include a child's playroom, work-from-home office or hobbies room.

The first floor accommodation comprises of three bedrooms and a family bathroom which is fitted with a three piece white suite to include a bath with shower-over, toilet and wash hand basin. Stairs from the landing lead into the attic room that has a Velux window.

## Garden & Parking

The enclosed rear garden has a paved path leading to a patio and shed and the remainder is laid to lawn.

On street parking is available in Baysham Street.

## Location

The property is situated in Whitecross so offers access to the city centre by both a gentle walk or from the bus stop close by. Local shops include Tesco's Express, Aldi and Sainsbury supermarkets. There are a number of primary schools, nurseries and Whitecross High School and Sports Academy are within walking distance, as is the fantastic Old Market development with Waitrose supermarket, a range of restaurants, well known stores and a six screen Odeon cinema.

## Services

All mains services are connected to the property.

Herefordshire Council Tax Band-B

Tenure - Freehold

## DIRECTIONS

From our office, proceed to the traffic lights, go straight over onto Barton Road, over the hump-back bridge. Proceed a short distance along, taking the right hand turn into Ryelands Street, continue straight-over at the mini-roundabout and take the first left hand turn onto Baysham Street, and the property can be found a short distance on the right hand side.



