













70, Cotterell Street, Hereford, HR4 0HQ Price £240,000

70 Cotterell Street Hereford

THIS HOUSE IS STUNNING.

A lovely example of a two bedroom Victorian house in a popular residential area within walking distance of the City Centre. The property features a nice sized rear garden, two beautiful reception rooms and a lovely modern kitchen.

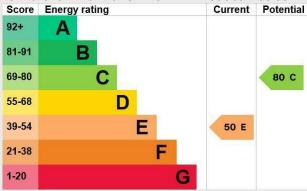
- Victorian House
- 2 Double Bedrooms
- 2 Reception Rooms
- Enclosed Rear Garden
- · Walking Distance to Hereford City Centre
- Must be viewed to be appreciated

Material Information
Price £240,000
Tenure: Freehold

Local Authority: Herefordshire

Council Tax: B EPC: E (50)

For more material information visit www.cobbamos.com



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Introduction

This lovely two bedroom Victorian home has been fully enjoyed by the present owner, retaining a wealth of period and character charm. The flexible accommodation comprises; entrance porch, living room, dining room, kitchen, two double bedrooms and a first floor bathroom. There are further benefits to include: gas heating, fully enclosed garden and great local amenities. VIEWING IS HIGHLY RECOMMENDED.

Property description

From the entrance porch you immediately step into the attractive living room, the original fireplace is the stand out feature in this room and a window to the front brings in the natural light throughout the day. The dining room is situated in the middle of the house with patio doors leading to the garden and there's an open feature fireplace. Adjoining the dining room is the kitchen, which has been updated with a modern set of matching wall and base units with electric oven and gas hob, space for washing machine and fridge/freezer, tiled floor, two windows to the side/rear and a door leading you to the rear garden. The first floor accommodation comprises of two double 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.

Garden & parking

On street parking is available on Cotterell Street. The rear garden has a good sized level lawn with flower boarders, there's a raised patio area which is perfect for entertaining and catches the sun most of the day. The garden is enclosed by fencing and towards the end of the garden is a useful shed.

Location

The property is situated in Whitecross so offers easy access to the city centre by both a gentle walk, cycle or from the bus stop close by. Local shops include the Tesco's Express, Aldi and Sainsbury supermarkets. There are a number of junior schools, nursery's and Whitecross High School and Sports Academy are within walking distance.

Services

All mains services are connected to the property.

Herefordshire Council Tax Band B

Tenure - Freehold

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Directions

From our office go straight over the traffic lights over the ring road onto Barton Road, proceed along this road which becomes Breinton Road. Take the third right hand turn for Whitehorse Street. Take the last left hand turn into Cotterell Street, the property will be found on your right hand side.

