



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](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

## 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 borders, 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

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

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



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.

## 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.

