



7, Guildford Street, Hereford, HR4 0DS
Price £169,500

7 Guildford Street Hereford

A TWO DOUBLE BEDROOM VICTORIAN HOUSE WITHIN WALKING DISTANCE OF HEREFORD CITY CENTRE.

This house is offered with NO ONWARD CHAIN and would be ideal for first time or investment buyers, and offers two reception rooms, a cellar and rear courtyard garden.

CALL US TODAY ON 01432 266007 AND BOOK YOUR VIEWING.

- Victorian House
- Two Double Bedrooms
- Two Reception Rooms
- Popular Location for the City Centre
- Gas Central Heating
- Rear Courtyard Garden
- NO ONWARD CHAIN

Material Information

Price £169,500

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: B

EPC: D (62)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.

Introduction

The opportunity to purchase a Victorian house in a popular residential location that offers you a lifestyle where you can enjoy convenient access to Hereford's city centre. The accommodation briefly comprises, sitting room, dining room, kitchen, bathroom, cellar and two double bedrooms.

Property Description

The front door leads you in to the first of two reception rooms, currently being used as the sitting room, stairs to the first floor are between the two reception rooms and next is the dining room, door and stairs in to the cellar and open in to the kitchen which has wall and base units with worktops and sink and drainer inset, built in electric oven gas hob. Door in to inner hall with space for a washing machine and door in to bathroom that has a white suite comprising of bath, toilet and wash hand basin.

On the first floor there are two double bedrooms.

Garden

There is a rear courtyard style garden which is enclosed by fencing. please note - there is an historical shared access at the rear of the property.

Location

The popular area oh Whitecross is within walking distance to Hereford City Centre, where you can enjoy a good selection of restaurants, bars, shops and a multi screen cinema. From Guildford Street you are in very easy reach of both Sainsbury's and Aldi as well as good schools if they are needed.

Services

All mains services are connected.

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.

Directions

Proceed west from the city centre on Whitecross Road. Turn left into Guilford Street and the property can be found on the left hand side.

