



2, Old Mill Close, Hereford, HR4 0AL  
Price £190,000

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# 2 Old Mill Close Hereford

A lovely two bedroom home located in Hereford City centre within easy walking distance of the wealth of amenities found nearby, with the additional benefits of allocated parking and an enclosed private rear garden this property offers the best of both worlds

PLEASE CALL TO ARRANGE A VIEWING 01432-266007

- Two double bedrooms
- Modern terraced home
- Downstairs WC
- Fitted Kitchen
- Living/Dining Room
- Allocated parking space
- Enclosed rear garden
- Gas fired heating

### Material Information

**Price** £190,000

**Tenure:** Freehold

**Local Authority:** Herefordshire Council

**Council Tax:** B

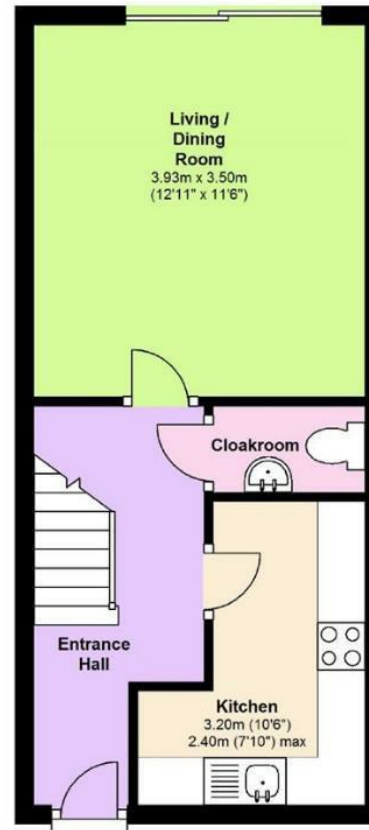
**EPC:** C (76)

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

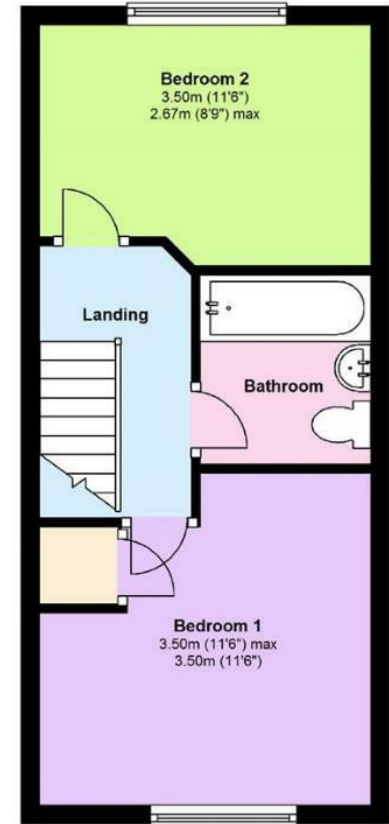
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

**Ground Floor**  
Approx. 28.8 sq. metres (310.2 sq. feet)



**First Floor**  
Approx. 28.0 sq. metres (301.9 sq. feet)



Total area: approx. 56.9 sq. metres (612.1 sq. feet)

**2 Old Mill Close, Hereford**

*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

A modern mid terraced home with the benefits of gas central heating and double glazing (EPC-C), downstairs WC, off road parking and enclosed rear garden. The accommodation comprises of entrance hall, kitchen, living/dining room and to the first floor are two double bedrooms and a family bathroom.

## Property Description

The property is entered via a canopy porch and double glazed door to the entrance hall which has doors leading off, including the cloakroom with WC and wash hand basin, and stairs to the first floor. The kitchen has a fitted range of wall and base units with worktop over and inset stainless steel sink and drainer unit, built in electric oven, gas hob and double glazed window to the front. From the hall a door opens to the living/dining room with double glazed sliding doors to the rear garden. The stairs rise up to the landing which has doors off to - double bedroom with fitted cupboard and double glazed window to the front, second double bedroom with double glazed window to the rear and family bathroom comprising of bath with a shower over, tiled walls, pedestal hand basin, low level WC and extractor fan.

## Garden & Parking

Sliding double glazed doors open on to the rear garden which has a patio area and is mainly laid to lawn with borders around and all enclosed by fencing with a pedestrian access to the rear. There is an allocated off road parking space to the front of the property.

## Location

Old Mill Close is located just a few minutes walk from Hereford city centre and all that is has to offer such as shops, supermarkets, takeaways, doctors and transport links. Hereford County hospital, Hereford train station and County bus station are all less than 1 mile away and the colleges are under a mile and a half.

## 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.

## DIRECTIONS

From the office go straight over the traffic lights into Barton Road and then immediately right into Friar Street. Old Mill Close is found after approx 150 m on the left hand side and the property is a short distance up on the left.



