



8, Railway Mews, Hereford, HR4 0BN  
Guide Price £250,000



# 8 Railway Mews Hereford

A modern three bedroom semi detached family home, located in an exclusive development within walking distance of Hereford City Centre. With accommodation spread over three floors the property is well suited to a family or a professional couple. This would also make an ideal First Time or Buy to Let investment.

OFFERED WITH NO ONWARD CHAIN.

- Allocated Parking
- Modern Build House
- 3 Bedrooms, 1 Ensuite
- Living Room, Kitchen
- Cloakroom, Family Bathroom
- NO ONWARD CHAIN

## Material Information

**Guide Price** £250,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** C

**EPC:** B (83)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	83   B
69-80	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.



Total area: approx. 86.5 sq. metres (931.1 sq. feet)

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 beautifully presented, modern semi detached property with accommodation over three floors. The ground floor houses the kitchen, downstairs cloakroom and living/dining room, to the first floor are two double bedrooms and the family bathroom, and the main bedroom with the ensuite shower room is located on the second floor.

## Property description

The property was built in 2013 and has been finished to a high standard throughout. The kitchen is fitted with a range of matching wall and base units with integrated fridge freezer, dishwasher and cooker with gas hob over. The living room has wooden flooring and a electric fire. All three bedrooms are double rooms with the main bedroom benefitting from built in wardrobes and ensuite shower room. The family bathroom has a fitted white suite comprising low flush WC, wash hand basin and panelled bath with electric shower over.

## Garden & parking

There is one allocated parking space to the front of the property and a small gravelled area to the rear.

## Location

The property is situated close to the city centre with many amenities nearby to include doctors surgery, chemist, Sainsbury's, post office and shop, petrol station, public house and restaurant, the City Centre of Hereford which has an excellent range of recreational, educational and shopping facilities.

## Services & agents notes

All mains services connected to the property.

Council Tax Band - C

Tenure - Freehold

Photos shown are for indicative purposes only.

## Directions

From St Nicholas Street, turn right onto Victoria Street, left onto Eign Street and then Left onto Grimmer Road. The property can be found a short walk away indicated by our For Sale board.

