



12, Clifford Street, Hereford, HR4 0HG
Price £280,000

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12 Clifford Street Hereford

SEMI DETACHED VICTORIAN HOUSE WITH A GARAGE.

A very nice example of a two double bedroom semi detached Victorian house, situated in the popular Whitecross area of Hereford, which offers convenient access to the City Centre. The property benefits from a large rear garden, approximately 120 feet and offers lots of potential for extending (subject to the usual conditions) and even has a garage.

CALL US TODAY ON 01432 266007 TO BOOK YOUR VIEWING.

- Victorian House with a Garage
- 2 Double Bedrooms
- 2 Reception Rooms
- Approx. 120" Rear Garden
- Conservatory
- Downstairs WC
- 4 Piece Family Bathroom

Material Information

Price £280,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: B

EPC: D (61)

For more material information visit www.cobbamos.com

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 61 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

Step inside this property to fully appreciate all it has to offer, as due to having a larger than average rear garden to other properties in the area, you could look to further extend this family home (subject to the usual permissions). The accommodation briefly comprises two reception rooms, kitchen, conservatory, downstairs WC, cellar, two double bedrooms and a family bathroom.

Property Description

Once in the front door, the stairs to the first floor are in front of you and to your right is the sitting room which has a bay window and feature fireplace, to your left is the dining room where you will find the stairs to the cellar. The kitchen has wall and base units with worktop and sink and drainer inset, built in electric oven and gas hob, space for fridge and freezer, door in to the conservatory double doors overlooking and leading you in to the rear garden and door in to the cloakroom with toilet.

From the first floor landing you access the two double bedrooms and family bathroom which has a white suite comprising of bath, walk in shower cubicle, toilet and pedestal wash hand basin.

Garden & Parking

The enclosed rear garden, which is approximately 120 feet, has a block paved patio area which is part covered with a large pergola which enables alfresco dining and entertaining whatever the weather, there is also a summerhouse which has plumbing and electric for the washing machine. There is then a good sized area of lawn and well established flower and shrub borders, a gate to the rear leads to an area of hard standing and then on to the garage. The block paving continues to the side and front of the property which has a picket style fence and double gates for access.

The Garage is accessed via the drive way to the side of the property and is the the one facing you on the right hand side, it has an up and over door and there is a courtesy door to the side which is covered by a wooden porch and allows you to get out of the car once parked in the garage.

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 stops 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.

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 our office proceed onto Whitecross road and turn left into Holmer Road and left into Cotterell street. Take the second right into Clifford Street and the property is located on the right hand side.

