



11, Pullmans Close, Hereford, HR1 1ET
Price £199,950

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11 Pullmans Close Hereford

SELLING WITH NO ONWARD CHAIN.
Offering two double bedrooms, garden and parking, this charming house is ready to welcome its new owners providing a perfect blend of comfort and practicality in the heart of Hereford. Pullmans Close is well-connected to local amenities, making it an ideal choice for those who appreciate both convenience and community. Don't miss the chance to make this lovely property your own.

TO ARRANGE A VIEWING PLEASE CALL 01432-266007

- Modern terrace home
- Two double bedrooms
- Lounge/Dining room with patio doors
- Fitted kitchen with space for appliances
- Low maintenance rear garden
- Allocated private parking space
- Gas central heating
- Double glazing
- NO ONWARD CHAIN

Material Information
Price £199,950
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: B
EPC: C (70)
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	70 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. 54.5 sq. metres (586.3 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

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

Nestled in the Pullmans Close cul-de-sac, this delightful terraced house presents an excellent opportunity for both first-time buyers and those seeking an uptogether rental. The property boasts an entrance hallway and a well-proportioned reception room with a serving hatch through to a fitted kitchen. To the first floor are two double bedrooms and the family bathroom which offers ample space for a small family, a couple or individuals. Additionally, the property includes parking for one vehicle - a valuable feature in this desirable location and an enclosed low maintenance rear garden. Pullmans Close is well-connected to local amenities, making it an ideal choice for those who appreciate both convenience and community.

Property Description

The property is approached via an open porch with a useful storage cupboard which also houses the Worcester gas central heating boiler, the main entrance door opens to the hallway which has stairs to the first floor and doors leading off. The kitchen has a double glazed window to the front and range of cupboards and drawers under a rolled edge worktop, space for appliances and cooker with a stainless steel extractor fan over and a serving hatch through to the lounge/dining room - a light and spacious room with wood style flooring and patio doors out to the rear garden. Carpeted stairs rise to the first floor landing which has an attic access hatch and doors leading off to both bedrooms and the bathroom. Bedroom one has a double glazed window to the front and fitted cupboard providing useful storage, bedroom two has a double glazed window to the rear. The family bathroom comprises of a three piece white suite with tiling, shower screen and electric shower above the bath.

Garden & Parking

The property is approached from the road via a tarmac driveway providing parking for one car and leading up to the canopy porch. The rear garden is mainly laid to patio, enclosed by wooden fencing and has a separate access to the rear via a wooden gate.

Location

Pullmans Close is located in the heart of Hereford City and has a wealth of amenities close at hand including Hereford train station, Hereford Medical Group doctors, bus station, Lidl and Morrisons supermarkets, many retail units and pubs within half a mile walk and the City centre, colleges and wider range of amenities all within 1 mile of the property.

Services

All mains services are connected to the property

Herefordshire Council Tax - Band B

Tenure - Freehold

Broadband

The table shows the predicted broadband services in your area.
Broadband type Highest available download speed Highest available upload speed Availability
Standard 6 Mbps 0.7 Mbps Good
Superfast 110 Mbps 20 Mbps Good
Ultrafast 8000 Mbps 8000 Mbps Good
Networks in your area - Openreach, Zoommm
Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

Indoor Mobile Coverage

Data last updated: December 2024, based on the latest data available to Ofcom.
Provider Voice Data
EE Likely Likely
Three Limited Limited
O2 Limited Limited
Vodafone Limited Limited

Outdoor Mobile Coverage

Data last updated: December 2024, based on the latest data available to Ofcom.
Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

The Money Laundering Regulations

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 £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

From the office head North on the A49 and at the large roundabout turn right onto the A438 inner ring road. At the second set of traffic lights turn left onto Commercial Road and continue past the train station over the railway bridge and turn left into Barrs Court Rd. Take the second right into Bryngwyn Close and turn immediately left into Pullmans Close where the property is directly ahead.



