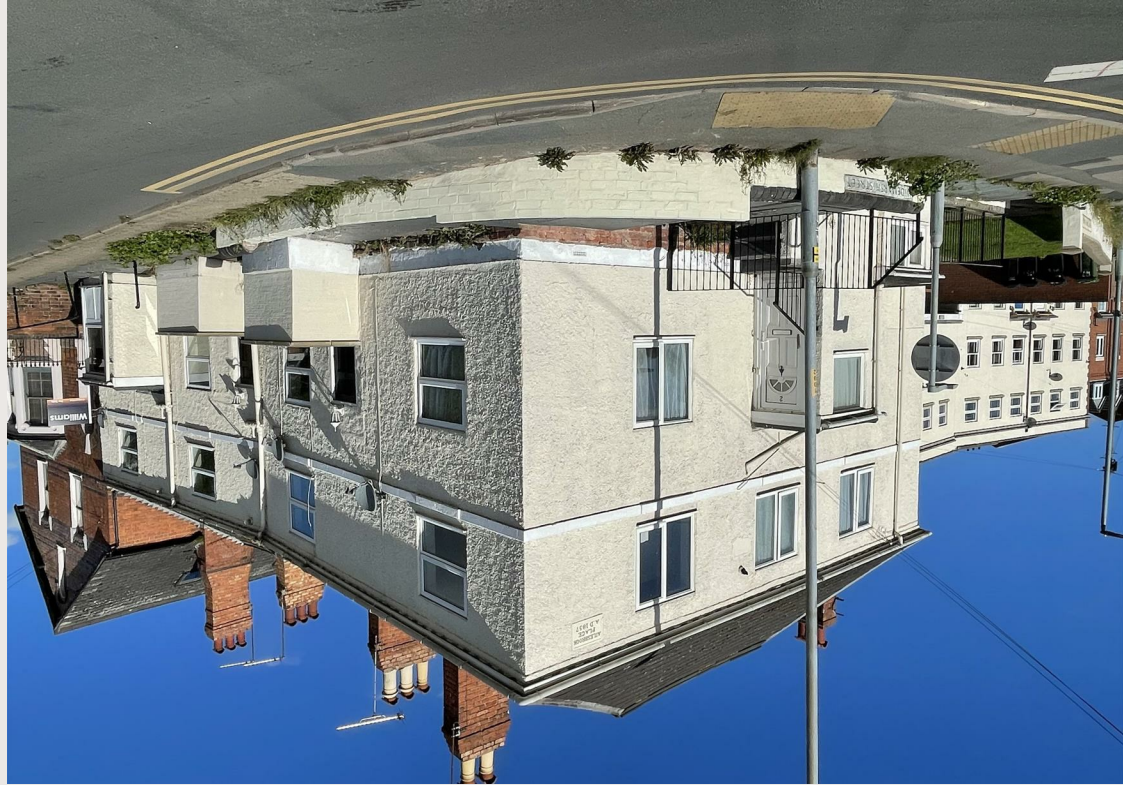




2, Newtown Road, Hereford, HR4 9LL
Price £165,000

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LAND & NEW HOMES

2 Newtown Road Hereford

This two bedroom, recently refurbished, end terrace home is located within the heart of Hereford city and offers fantastic value with gas centrally heated and double glazed, three storey accommodation including 2 WCs, cellar room and garden.

Whether you are a first-time buyer, investment buyer or looking to downsize, this end of terraced house presents an excellent opportunity to own a piece of Hereford's real estate with its appealing features and prime location, this property is not to be missed.

CALL 01432-266007 TO ARRANGE YOUR VIEWING

- Three storey home
- Two double bedrooms
- Bathroom & WC
- End of terrace
- City centre location
- Lawned garden at rear
- Open plan reception rooms
- Gas central heating
- Double glazing
- No onwards chain

Material Information

Price £165,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: B

EPC: D (59)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

The accommodation is over three floors and benefits from recent re-decoration and new floorings throughout and comprises of large open plan reception rooms, fitted kitchen, stairs down to cellar storage room and bathroom. From the reception room stairs rise up to two double bedrooms and a further WC.

Property Description

From the front, steps lead up to a double glazed front door into the entrance porch with further door into the main reception rooms. The reception room is divided into two sections with the staircase in the middle and has windows to the front and side aspects and a door into the kitchen which comprises of a fitted range of wall and base units and drawers with worktop over, inset stainless steel sink unit and spaces for appliances, double glazed windows to 3 aspects. Stairs lead up to the first floor landing where there is cupboard housing the boiler, WC with wash basin and two bedrooms. Stairs lead down to a basement lobby with doors off to a cellar storage room, bathroom with three piece suite and shower over the bath and a rear porch with access out to the garden.

Outside

The property is approached from the road via steps up to the main entrance door giving access to the entrance porch. From the rear lobby a door gives access to the rear of the property via a rear porch where there is a lawn area with fencing.

Location

Widemarsh Street is ideally situated, providing easy access to local amenities, shops, and transport links, making it a prime location for both work and leisure. Within easy walking distance are shops, supermarkets, bus and train station, restaurants, doctors surgery, hospital and all of the comprehensive amenities of Hereford city centre.

Services

All mains services are connected.

Broadband

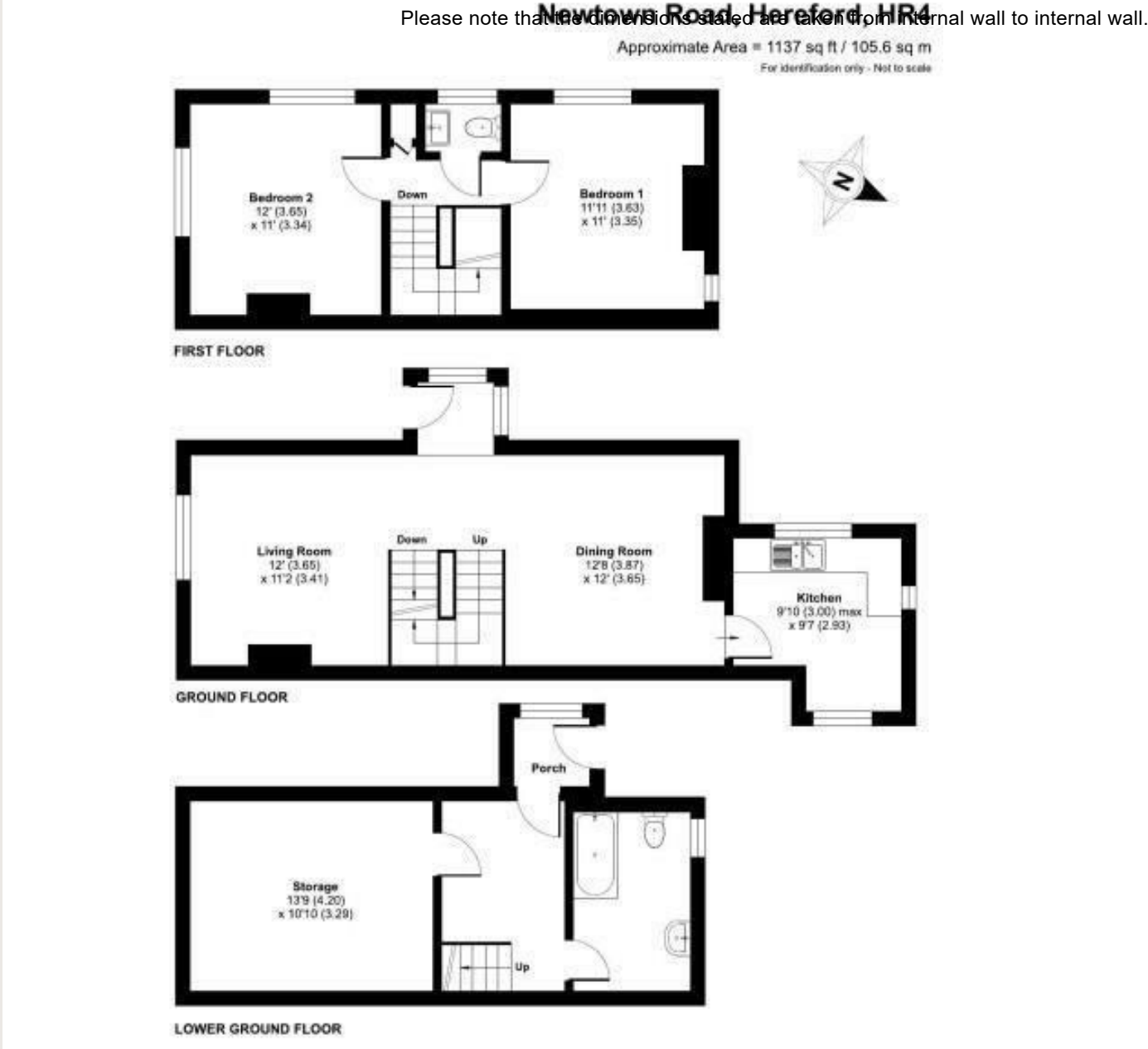
Standard 10 Mbps 0.9 Mbps Good
Superfast 71 Mbps 18 Mbps Good
Ultrafast 1800 Mbps 220 Mbps Good
Networks in your area - Openreach

Indoor & Outdoor Mobile Coverage

Please Check: <https://www.ofcom.org.uk/mobile-coverage-checker>

The Anti 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.



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.

Directions

From the office turn right onto Victoria St A49 and at the Tesco roundabout take the 2nd exit into Blueschool St A438 and 1st left into Widemarsh St. Follow the road through the traffic lights and at the mini roundabout the property is directly in front of you. WhatThreeWords: ///began.large.reply

