

COBB
AMOS

56, Edgar Street, Hereford, HR4 9JS
Price £187,500

56 Edgar Street Hereford

A three double bedroom Edwardian property in a city centre location which offers 1075sqft of recently refurbished accommodation with both space and character. This family home is situated in the heart of the city with a wealth of local amenities, transport links, shops and leisure activities close by. On top of the double glazing, gas central heating and two separate reception rooms there is also the added benefit of large rear garden extending over 100ft and enclosed by wooden fencing.

TO BOOK YOUR VIEWING PLEASE CALL 01432-266007

- Period terraced home
- Three bedrooms
- Two reception rooms
- Modern replacement ktchen
- 100+ft rear garden
- Gas central heating
- Double glazing
- Ideal for first time or investment buyers
- City center location
- No onwards chain

Material Information

Price £187,500

Tenure: Freehold

Local Authority: Herefordshire

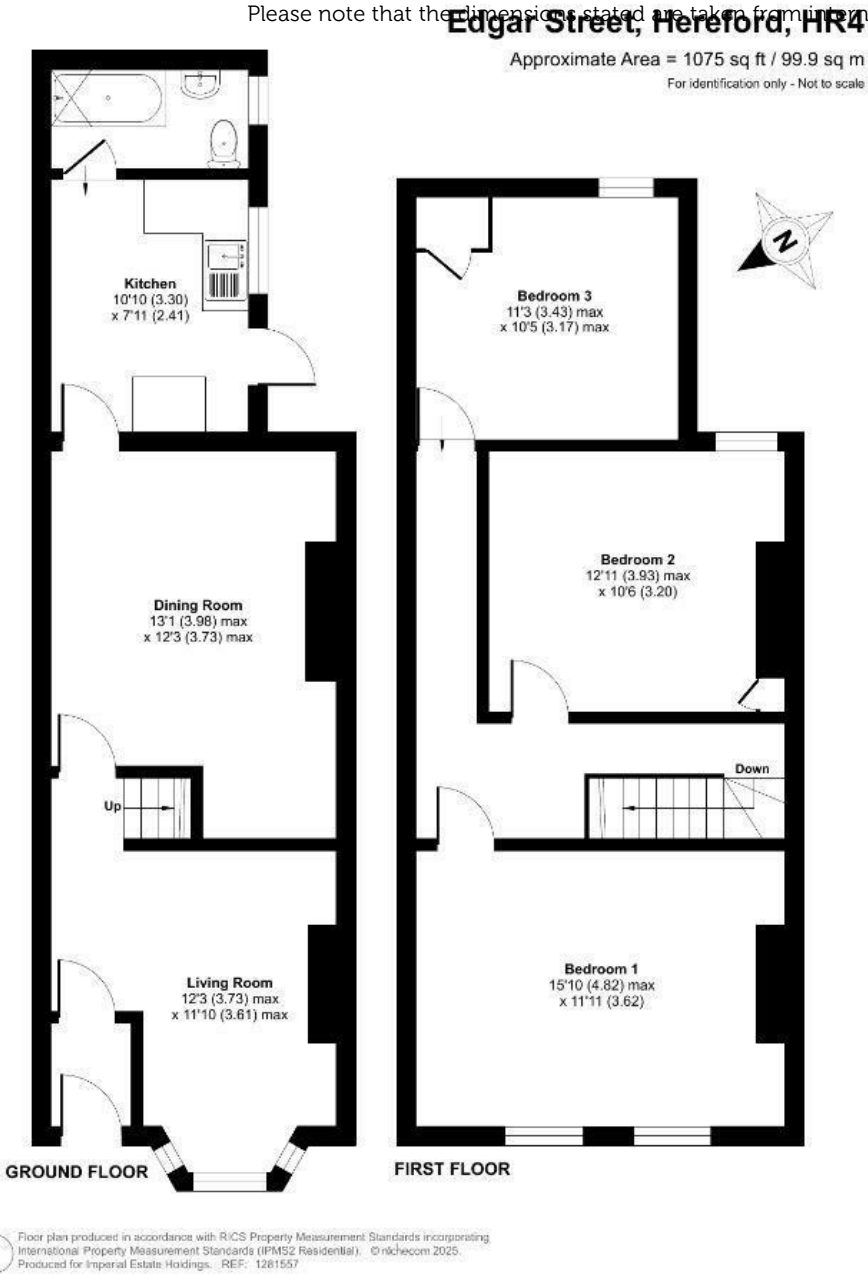
Council Tax: B

EPC: D (63)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 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

The recently refurbished accommodation is double glazed with gas central heating and comprises of; entrance porch, living room, dining room, re-fitted modern kitchen, three piece bathroom and to the first floor can be found three double bedrooms.

Property Description

Entered via the canopy porch into an entrance hall which in turns opens into the living room that features a large double glazed window to the front aspect, access to the staircase up to the first floor and a door to the dining room. The dining room has a feature brick effect wall, double glazed window to the rear and a door into the recently re-fitted kitchen that consists a matching range of wall and base units with worktop over and inset stainless steel sink, double glazed window and door to the outside. A further door from the kitchen gives access to the bathroom where there is a white matching suite comprising of a panel bath with tiled walls, WC, pedestal wash basin and obscure double glazed window to the side. The first floor landing features the original glazed ceiling panel to give natural light and doors to all three bedrooms. Bedroom one has two double glazed windows to the front, bedroom two has a double glazed window to the rear, bedroom three also has a double glazed window to the rear and a fitted cupboard housing an Ideal central heating boiler.

Outside

The property is approached from the front directly to a useful canopy porch where there is also an alleyway leading directly to the rear garden. The rear garden is accessed via the rear door in the kitchen and leads out to a small courtyard area with gate onto the impressive 100foot garden mainly laid to lawn and enclosed by fencing to all sides. There is a rear access to the garden through a pedestrian gate and there may be a right of access across part of the garden to neighboring properties.

Location

Located in the city centre, this property 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 to the property

Broadband

Standard 22 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1800 Mbps 220 Mbps Good
Networks in your area - Openreach

Indoor & Outdoor Mobile Coverage

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

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.

DIRECTIONS

From the office turn right at the lights onto Victoria St, continue straight over the roundabout onto Edgar St, continue past the football ground and teh property is found on the right hand side. What3Words:///drips.oval.forgot

