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53 Foley Street, Hereford, HR1 2 SQ

'Situated to the north of Hereford close to Hereford city centre, a well presented two bedroom mid-terrace property, with gas central heating, double glazing, two double bedrooms, and enclosed rear garden'

NEW INSTRUCTION

£205,000 (Freehold)

Residential Sales and Lettings

53 Foley Street, Hereford, HR1 2 SQ

LOCATION

The property is located to the north east of central Hereford. In the location are a wide range of amenities and Hereford city centre is located a short distance away with a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a well presented two bedroom, mid-terrace property with gas central heating, double glazing and enclosed rear garden. The accommodation comprises sitting room, kitchen/breakfast room, shower room, cellar, first floor landing with access to two bedrooms with bathroom off bedroom 1. In more detail the accommodation comprises;

ON THE GROUND FLOOR:

Sitting Room

3.81m (12'6) maximum x 3.63m (11'11) maximum

A double glazed panelled entrance door leads to the sitting room with front aspect double glazed window, panelled radiator, stairs to the first floor, decorative fire surround with living flame gas fire (which is not connected). Access to inner hallway.



Inner Hallway

With door and stairs to the cellar and access to the kitchen/breakfast room.

Cellar

3.84m (12'7) x 3.68m (12'1) maximum

Access from the inner hallway. With gas and electric meter and lighting.

Kitchen/Breakfast Room

3.66m (12'0) maximum x 3.15m (10'4)

With a range of units comprising a sink drainer unit with work surfaces, tiled splash backs, matching range of wall and base mounted units and tiled floor. Integrated gas oven and hob, panelled radiator, wall mounted gas central heating boiler, double glazed Upvc door giving access to the rear garden. Door to the shower room.

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Shower Room

2.84m (9'4") x 1.75m (5'9")

With side aspect double glazed window, shower cubicle with electric shower, partially tiled wall surround, low level wc, pedestal mounted wash hand basin, panelled radiator and vinyl flooring.



ON THE FIRST FLOOR:

Landing.

With loft hatch and doors to bedrooms.

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Bedroom 1

3.68m (12'1) maximum x 3.12m (10'3)

With rear aspect double glazed window, panelled radiator and access to the bathroom.



Bathroom

With rear aspect double glazed window, suite comprising panelled enclosed bath, pedestal mounted wash hand basin, low flush wc, partially tiled wall surround and panelled radiator.



Bedroom 2

3.68m (12'1) maximum x 3m (9'10)

With front aspect double glazed window, panelled radiator, decorative fire surround and cupboard with shelving.



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OUTSIDE:

Outside to the front of the property is a courtyard garden with path leading to the front door.

To immediate rear of the property is a patio area, brick storage shed with outside tap. The main garden is laid to lawn. The garden is enclosed by fencing and walling to provide a degree of privacy.



Agents Note

Please be aware that there is a right of way path to the rear of the property for yourself and neighbouring properties.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

COUNCIL TAX BAND B

Payable to Herefordshire Council.

DIRECTIONAL NOTE

Proceed out of Hereford along Saint Owen Street, follow the road into Ledbury Road, proceed under the railway bridge and turn right onto Foley Street where the property is located on the left hand side.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk or www.onthemarket.com or www.guildproperty.co.uk

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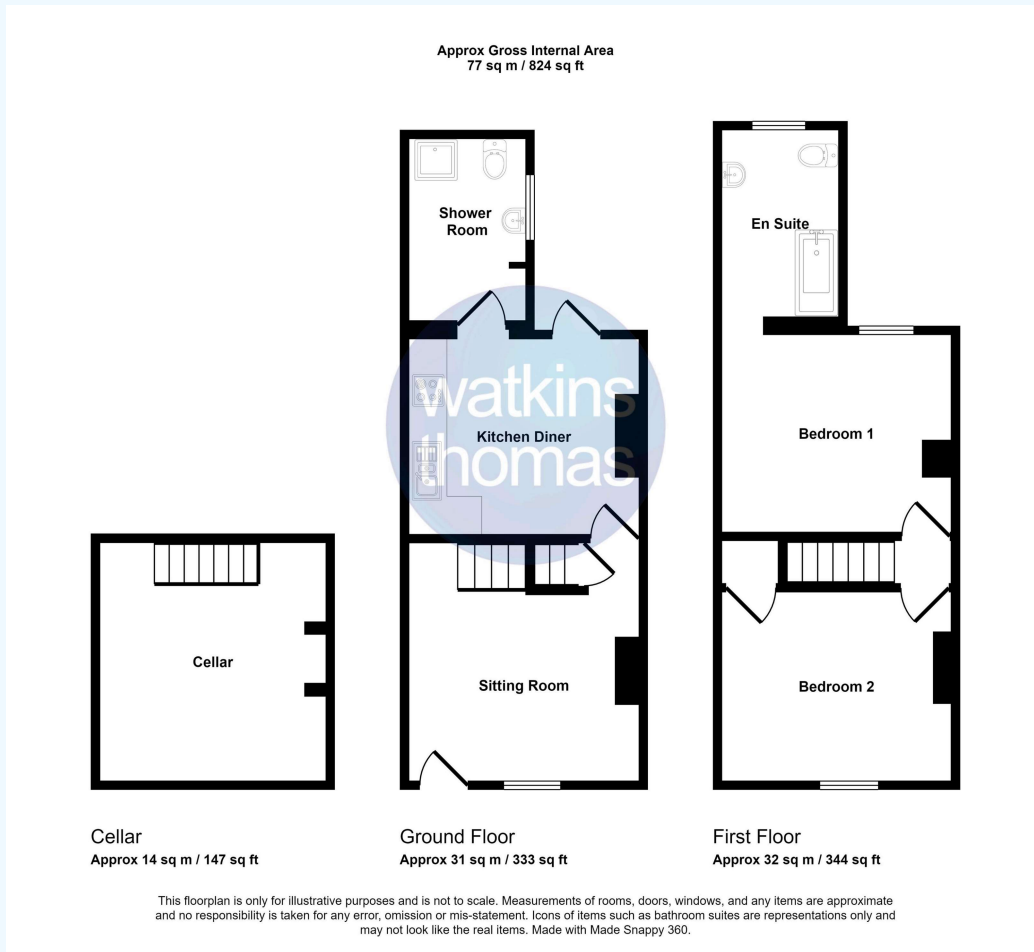
ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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