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## 2 Broadleys Crescent, Hereford, HR2 7RT

*Located in a cul de sac to the south of the city centre, a semi detached 1930s house which offers two bedroom accommodation with central heating and double glazing. The property is in need of refitting and upgrading and set on a generous plot with garage.*

**£185,000 (Freehold)**



## 2 Broadleys Crescent, Hereford, HR2 7RT

### LOCATION

Broadleys Crescent is a residential cul de sac located about one and a half miles south of central Hereford. The locality is served by a range of amenities. Hereford as a whole offers a further range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

### DESCRIPTION

2 Broadleys Crescent is a mature semi detached home which is centrally heated and double glazed. The property would now benefit from a schedule of refitting and upgrading works. It has a driveway to a garage and a comparatively large splay garden area to the front and a south facing garden to the rear. With scope for refitting and further extension, the accommodation in more detail comprises;

### ON THE GROUND FLOOR:

#### Entrance Porch

Entrance porch with door having adjacent window to;

#### Hall

1.83m (6') x 1.45m (4'9)

With return stairway off, radiator, door the kitchen/dining room and with a door to the;

#### Sitting Room

4.88m (16') x 3.33m (10'11) (widening to 12'2 into bay)

With a double glazed bay window to the front, picture rail, radiator and tiled fire surround and hearth with gas fire.



#### Dining Room

4.78m (15'8) x 2.16m (7'1) (widening to 9'4)

With a double glazed window overlooking the rear garden, radiator, pantry cupboard with sliding door and opening to;

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### Kitchen

2.57m (8'5") x 2.03m (6'8")

With a double glazed window to the rear, single drainer stainless steel sink unit with cupboards below, fitted working surface, sliding door to under stair storage shelving, plumbing for washing machine and wall mounted gas fired boiler providing central heating and domestic hot water.



### Side Lobby

3.76m (12'4") x 2.26m (7'5")

With triplex over and having a door to the front and door to the rear. Door to cloakroom with low level WC and wash basin.

### ON THE FIRST FLOOR:

### Landing

Double glazed window and with doors to;

### Bedroom 1

4.88m (16') (maximum) x 2.74m (9') (11'2" into bay)

With a double glazed bay window to the front, coved ceiling, radiator and two sets of wardrobe cupboards with sliding doors.



### Bedroom 2

3m (9'10") x 2.16m (7'1")

With a double glazed window to the rear. Radiator.



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### Wet Room

1.63m (5'4) x 2.08m (6'10)

With waterproof flooring and shower well, tiled walls, wall mounted electric shower unit, pedestal wash basin and low level WC. Double glazed window and wall mounted electric heater.



### OUTSIDE:

A pair of gates open to a driveway, beyond which there is a hard standing area and the DETACHED GARAGE (13'7 by 11'6) which has a pair of doors to the front.

### Gardens

The property is set on a generous site and at the front there is a splayed garden area, which comprises two areas of lawn with mature trees including evergreens. At the rear of the property there is a further garden area which comprises lawns with borders. There is a twisted willow and holly together with a greenhouse. The rear garden enjoys a southerly aspect.



### COUNCIL TAX BAND C

Payable to Herefordshire Council.

### BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

### 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.

### VIEWING

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


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### DIRECTIONAL NOTE

From central Hereford, proceed south over Greyfriars Bridge and at the roundabout take the first exit onto the Ross Road (A49). Continue to the traffic lights, pass over and take the first left into Broadleys Crescent where number 2 will be identified on the right hand side.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford [\(01432\) 272280](tel:01432272280) . For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

### ID / Date

ID42034

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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.

### 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.

