



19 ROTHERWAS CLOSE

HEREFORD HR2 6RG

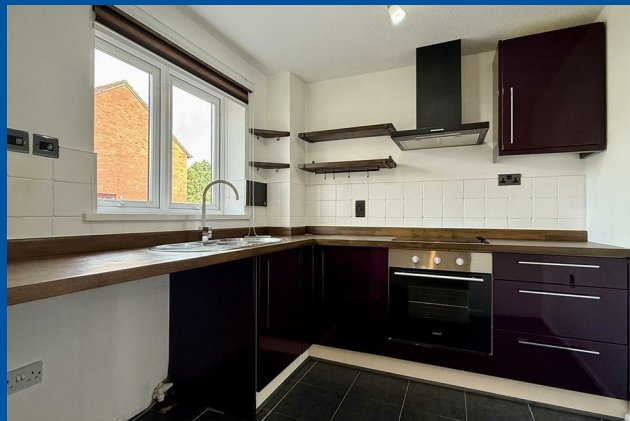
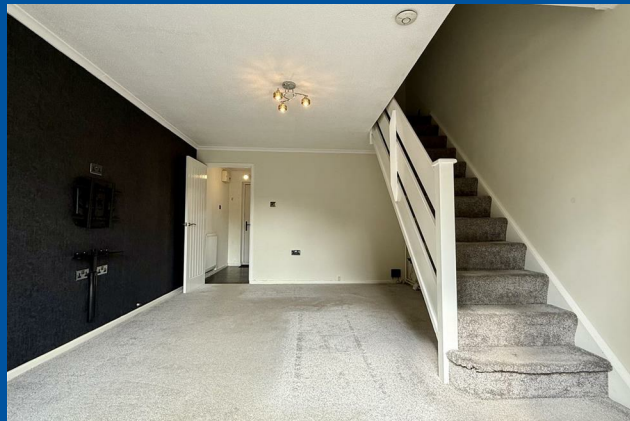
£189,950
FREEHOLD

Modern mid-terraced house in popular quiet residential area with 2 bedrooms, off-road parking and enclosed garden. Ideal for first time buyer or investor. Viewing advised.



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- No onward chain!
- Two bedroom mid terraced house
- Ideal first time buyer accommodation
- Parking for two & low maintenance rear garden
- Must be viewed!
- Gas central heating & double glazing
- Modern kitchen with appliances
- Spacious reception room
- Close to local amenities
- Easy access to transport links



Situated South of Hereford City in this peaceful cul-de-sac position, a well presented two bedroom mid terraced home offering ideal first time buyer accommodation and being sold with the added benefit of no onward chain. With gas central heating, double glazing, low maintenance rear garden and off road & allocated parking. A viewing is highly recommended.

Ground floor

Canopy porch with composite entrance door leading into the

Entrance hall

With tiled floor, coving, ceiling light point, radiator, wall mounted fuse box, archway opening into the kitchen and door into the lounge/dining room.

Kitchen

Fitted with matching wall and base units with ample work surface space over, tiled splashbacks, stainless steel sink and drainer unit, four ring electric hob with extractor over and oven below, under counter space for washing machine and dishwasher or tumble dryer, space for a freestanding fridge/freezer, tiled floor, double glazed window and ceiling light point.

Lounge/dining room

With fitted carpet, coving, ceiling light point, radiator, carpeted stairs leading up, double glazed sliding doors out to the rear garden. Ample space for both living and dining.

First floor landing

With fitted carpet, ceiling light point, smoke alarm, loft hatch and doors to

Bedroom one

With fitted carpet, ceiling light point, coving, radiator, double glazed window to the rear aspect and double built in fitted wardrobe.

Bedroom two

With wood effect flooring, ceiling light point, radiator, double glazed window with fitted blind and built in cupboard housing the Worcester Bosch gas central heating boiler.

Shower room

A modern shower room with fitted shower cubicle, electric fitment shower head over, sliding door, fully tiled surround and floor, pedestal wash hand basin with storage cabinet over and illuminating mirror, low flush w/c, chrome heated towel rail and double glazed window.

Outside

To the rear a low maintenance rear garden laid to patio for ease and low maintenance enclosed by fencing with steps leading to the rear access gate. There are useful outside power points. To the front a brick paved off road parking space, there is an additional space owned by no.19 to the side of the neighbouring garage.

Directions

Proceed south out of Hereford towards the A49 (Ross on

Wye) at the Broadleys pub traffic lights take the left turn onto Holme Lacy Road, follow this road past the The Wye Inn public house and then take the left hand turning onto Goodwin Way, proceed to the end and take the last right turning for Rotherwas Close and the property is situated directly ahead of you.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Outgoings

Council tax band 'X' - £X for 2025/2026

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

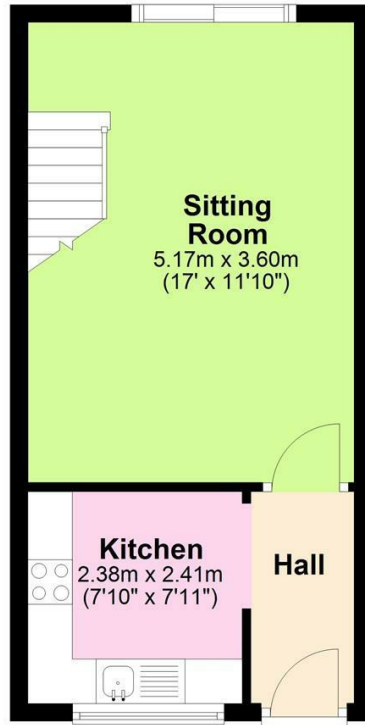
Saturday 9.00 am - 1.00 pm

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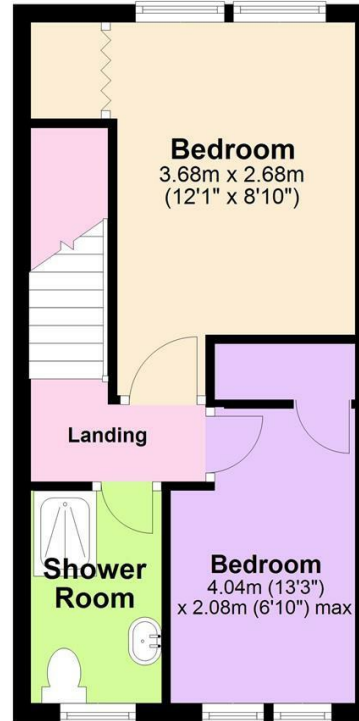
Ground Floor

Approx. 27.8 sq. metres (298.8 sq. feet)



First Floor

Approx. 27.7 sq. metres (298.6 sq. feet)



Total area: approx. 55.5 sq. metres (597.4 sq. feet)

EPC Rating: C **Council Tax Band: B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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