



14 GUILDFORD STREET HEREFORD HR4 0DS

£199,950
FREEHOLD

Lovely mid-terraced house in popular location close to amenities, 2 double bedrooms, 2 reception rooms, good-sized garden, permit parking, Ideal first time buyer - must be viewed!!



14 GUILDFORD STREET

- Sought after location
- Mid terraced period property
- Modern bathroom
- Two double bedrooms
- Permit parking & good sized rear garden
- Ideal first time buyer home

Dining Room

This charming dining room features warm wooden floors and a traditional brick fireplace with a wood-burning stove inset, lending a cosy and inviting atmosphere. The room is naturally brightened by a window with white shutters, and built-in cupboards add practical storage while maintaining a neat appearance. The space comfortably accommodates a dining table and provides a welcoming area for meals and gatherings.

Living Room

The living room enjoys a comfortable and homely ambiance, centred around a traditional brick fireplace. Neutral carpeting and light walls create a calm setting, complemented by a pair of windows allowing natural light to fill the room. Shelving and storage units provide space for books and personal items, making this an easy room to relax in.

Kitchen

The kitchen offers a bright and functional space with wooden worktops and white cabinetry. Colourful tiled splashbacks add character and a vibrant touch. There is space for essential appliances including an integrated oven and a dishwasher beneath the counter. A wooden door leads out to the garden, bringing in natural light alongside a window above the sink.

Bathroom

This bathroom combines modern design with comfort, featuring a white suite including a bath with a shower



screen, toilet, and sink. The walls are partly panelled in a marble effect with a contrasting paint above, creating a fresh and clean look. Two small windows provide natural light and ventilation, while wood-style flooring adds warmth to the space.

Bedroom 1

Bedroom 1 is a spacious and restful room with light carpeting and soft, neutral walls. A large window allows plenty of natural light, while built-in wardrobes offer generous storage. The room easily accommodates a double bed and bedside furniture, making it a comfortable retreat.

Bedroom 2

Bedroom 2 is a bright and airy room with neutral decor and soft carpeting. The room features a window overlooking the garden, allowing natural light to create a calm environment. Built-in cupboards provide useful storage space, enhancing the room's functionality for a variety of uses.

Rear Garden

The rear garden offers a well-sized outdoor space that combines both paved and lawned areas. A paved patio section near the house provides an ideal spot for outdoor dining or seating, while the lawn beyond is bordered by mature trees and shrubs that create a private and tranquil setting. The garden benefits from fencing on both sides, enhancing privacy and security for outdoor enjoyment. The neighbouring property does have a right of access across the garden of no.14

while no.14 also has a right of access across the neighbouring property.

Directions

Proceed west out of Hereford along Whitecross Road taking the left hand turning signposted for Guildford Street, the property is situated on the right hand side opposite the turning for Bedford Street.

Money Laundering

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

Outgoings

Water and drainage rates are payable.

Property Services

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

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

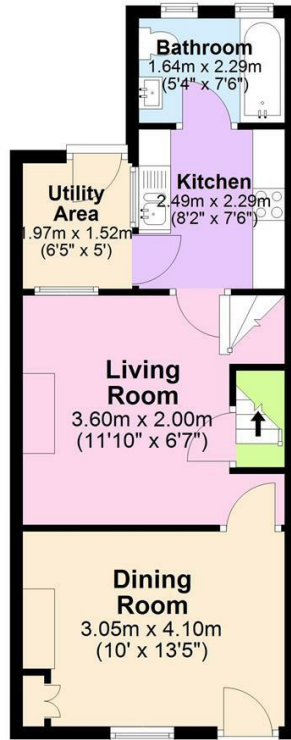
Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

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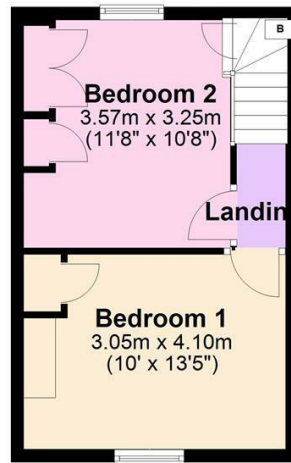
Ground Floor

Approx. 40.9 sq. metres (440.4 sq. feet)



First Floor

Approx. 27.6 sq. metres (296.9 sq. feet)



Total area: approx. 68.5 sq. metres (737.3 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	55	
(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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