



6 PRIOR STREET HEREFORD HR4 9LB

£115,000
LEASEHOLD

Situated in this popular residential location just a short walk from Hereford City Centre, a fantastic two bedroom mid terraced home being sold with a 50% shared ownership. The property benefits from two receptions, two large double bedrooms, modern kitchen & bathroom and a viewing is highly recommended.



6 PRIOR STREET

- Beautifully presented terraced property
- Two double bedrooms, modern bathroom
- 50% shared ownership
- Walking distance to the City Centre
- Ideal first time buyer home
- Must be viewed



Ground floor

With entrance door leading into the

Living room

With fitted carpet, ceiling light point, two wall lights, radiator, double glazed window to the front aspect and feature fireplace with opening into the

Dining room

With exposed wooden floorboards, ceiling light point, radiator, double glazed window, door with stairs leading to the first floor, useful under stair storage cupboard and door into the

Kitchen

A beautifully presented modern fitted kitchen with high gloss matching wall and base units with ample work surface space over, ceramic 1 1/2 bowl sink and drainer unit, four ring gas hob with extractor over and oven below, under counter space for washing machine and tumble dryer, space for a freestanding fridge/freezer, tiled splash backs, recess spotlights, double glazed windows to the side and rear aspect and door out to the garden.

First floor landing

With fitted carpet, ceiling light point and doors into

Bedroom one

With fitted carpet, radiator, ceiling light point, a triple wardrobe with mirrored sliding doors and double glazed window to the front aspect.

Bedroom two

With fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect, built in storage cupboard with loft hatch and door leading into

Luxurious bathroom

An immaculately fitted full suite with freestanding bath, a large walk in shower with rainfall shower head and panelled surround, low flush w/c, pedestal wash hand basin, upright contemporary radiator, recess spotlights, double glazed window.

Outside

A immaculately landscaped rear garden laid to stone with a concrete base for a storage shed, an area of patio and further area of stone perfect for entertaining bordered an array of ornamental plants and shrubbery enclosed by fencing. To the front a small courtyard area laid to stone. To the side of the property there is an access path leading to the rear where the garden is then accessed via a gate.

Agents note

The neighbouring property (no.8) has a right of access across the rear garden of no.6.

Directions

Proceed along Edgar Street heading north out of the City, proceed past the courtyard on your left hand side to the traffic lights and take the immediate left straight after onto Prior Street where the property will be found on the right hand side.

Outgoings

Water and drainage rates are payable.

Property Services

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

Tenure & Possession

Leasehold - vacant possession on completion.

Service Charge - £387 per annum

50% shared ownership - Monthly rent = £370pcm (TBC)

Lease length - 82 years remaining

Viewing Arrangements

Strictly by appointment through the Agent (01432)

355455.

Opening Hours

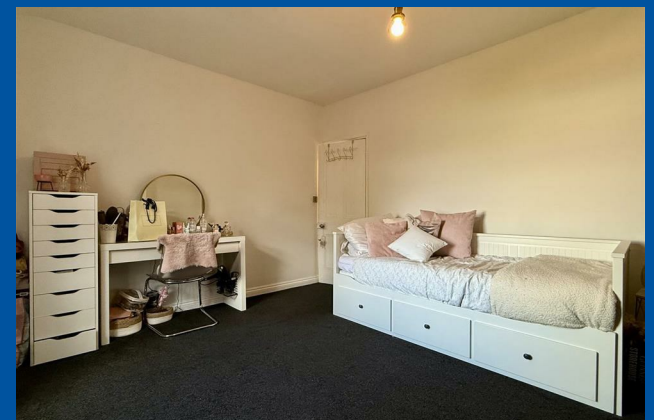
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering

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

6 PRIOR STREET





Total area: approx. 79.0 sq. metres (850.7 sq. feet)

6 Prior Street, Hereford

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



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



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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