



## 32 FOLEY STREET HEREFORD HR1 2SQ

£285,000  
FREEHOLD

Situated in this sought after residential location, a beautifully presented and extended semi detached period property offering ideal first time buyer/ family accommodation. The property which has been extended to the ground floor and loft space, comprises of two double bedrooms and converted loft to the first and second floor, a cosy sitting room and fantastic open plan kitchen/dining/family room to the ground floor with downstairs bathroom. The property benefits from a useful cellar, beautiful south facing rear garden and off road parking. A viewing is highly recommended.





## 32 FOLEY STREET

- Beautifully presented throughout
- Extended semi detached period property
- Two double bedrooms & converted loft room
- Must be viewed!
- Ideal first time buyer/family accommodation
- Off road parking & beautiful south facing garden



### Full Description

Situated in this sought after residential location, a beautifully presented and extended semi detached period property offering ideal first time buyer/ family accommodation. The property which has been extended to the ground floor and loft space, comprises of two double bedrooms and converted loft to the first and second floor, a cosy sitting room and fantastic open plan kitchen/dining/family room to the ground floor with downstairs bathroom. The property benefits from a useful cellar, beautiful south facing rear garden and off road parking. A viewing is highly recommended.

### Ground floor

With entrance door leading into the

### Entrance hall

With tiled floor, carpeted stairs leading up, ceiling light point and doors leading into the

### Living room

With exposed wooden floorboards, ceiling light point, coving, feature panelling, radiator, double glazed sash window with fitted blind to the front aspect and feature exposed brick fireplace with tiled hearth

### Kitchen/dining/family room

Living space with tiled floor, ceiling light point, radiator, panelling, hatch leading down to the cellar, useful storage cupboard, open fireplace with brick surround and opening into the Kitchen/dining area A modern fitted kitchen with matching wall and base units, ample

work surfaces over, sink unit, four ring hob with extractor over and oven below, under counter space for washing machine, space for freestanding fridge/freezer, tumble dryer, wall mounted gas central heating boiler, feature exposed timber, large radiator, feature round window out to the front, french doors to the rear garden, recess spotlights and ample space for dining.

### Downstairs bathroom

A full suite comprising bath with part tiled surround, large walk in shower with mains fitment over, low flush w/c, pedestal wash hand basin with tiled splash back and illuminating mirror over, chrome heated towel rail, tiled floor, velux window and double glazed window.

### First floor landing

With fitted carpet, ceiling light point and doors to

### Bedroom one

With fitted carpet, ceiling light point, radiator, double glazed sash window with fitted blind to the front aspect and double built in wardrobe.

### Bedroom two

With exposed wooden floorboards, ceiling light point, radiator, double glazed sash window to the rear with fitted blind, feature fireplace with exposed brick and tiled hearth.

**A door with stairs leads from bedroom two up to**

### Loft room/bedroom three

With carpeted stairs leading up, ceiling light point, velux window and window to the side aspect, ample

space for a double bed, fitted cupboards including hanging space and drawer units.

### Cellar

Split into two separate rooms with stairs leading down, light, power, electric meters, fuse box and velux window to the front aspect.

### Outside

To the rear a beautiful south facing garden with a large patio area perfect for entertaining, an area of lawn bordered with an array of mature shrubbery with path leading to a large stoned driveway with access to the garage and summerhouse. A stoned pathway provides access to the front. To the rear there is a useful outside tap and outside power points. To the front, an iron gate opens out onto a concrete path with stoned borders leading to the front door and side access gate. The rear garden and parking is accessed via a driveway to the left of the neighbouring house.

### Directions

Proceed east out of Hereford along Blueschool Street continuing into Bath Street, St Owen Street and Ledbury Road, take the second turning right into Foley Street.

### Services

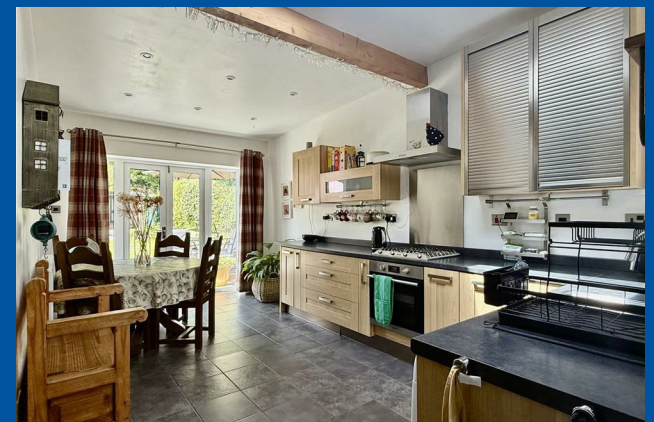
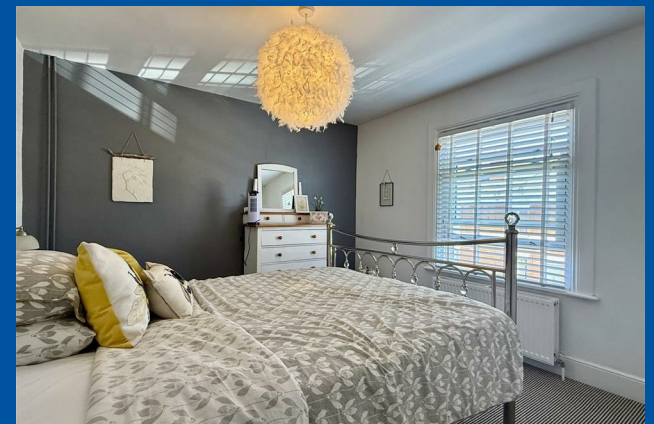
Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations). Outgoings-Council tax band B - £1889.10 for 2025/2026 Water and drainage rates are payable. Viewings-Strictly by appointment through

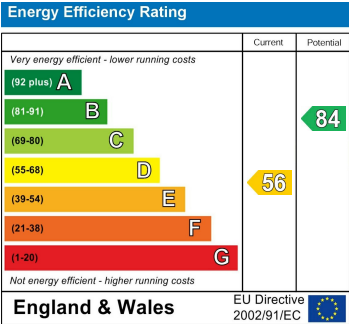
the Agent, Flint & Cook, Hereford (01432)

355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm Money Laundering

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

## 32 FOLEY STREET





EPC Rating: D     Council Tax Band: B

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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