



109 BAYSHAM STREET HEREFORD HR4 0ET

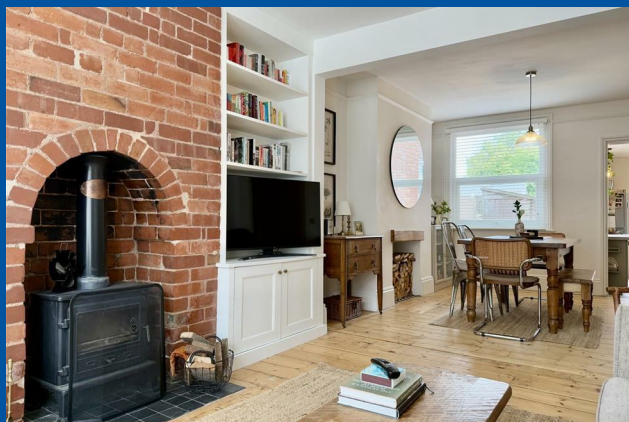
£260,000
FREEHOLD

Situated in the sought after residential location of Whitecross, just a short walk from Hereford City Centre is this beautifully presented two double bedroom end terraced home being sold with the added benefit of no onward chain. Comprising a fantastic open plan living space, modern fitted kitchen, part converted cellar, low maintenance garden, two double bedrooms and luxurious bathroom. A viewing is highly recommended.



109 BAYSHAM STREET

- Beautifully presented throughout • Two double bedrooms • Sought after residential location • Ideal first time buyer/ family home • No onward chain! • Period end terraced house



Full Description

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Ground floor

Recessed entrance porch with wooden entrance door leading into the

Entrance hallway

With exposed wooden floorboards, radiator, ceiling light point, smoke alarm, wooden stairs with carpet runner leading up, hive central heating thermostat, bespoke wooden shoe storage and wooden door leading into the

Open plan lounge/dining room

A beautiful light and airy space, dual aspect double glazed windows with bay window to the front, feature exposed wooden floorboards, two ceiling light points, two radiators, feature wood burning stove with brick surround and tiled hearth, bespoke cabinetry to either recess and door leading into the

Kitchen

A recently fitted modern kitchen with matching wall and base units, ample work surface space over, single

sink unit, four ring induction hob with extractor over, electric oven, space for freestanding fridge/freezer, double glazed window and french doors out to the rear, upright radiator, two feature hanging ceiling lights, recess spotlights, three wall lights, quarry tiled floor and bi-folding door with stairs leading down to

Part converted cellar

With fitted carpet, radiator, storage cupboard, velux window, three wall lights.

First floor landing

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

Bedroom 1

A fantastic main bedroom with bespoke fitted double wardrobe, exposed wooden flooring, feature fireplace with tiled hearth, double glazed window, radiator and ceiling light point.

Bedroom 2

With exposed wooden flooring, double glazed window, radiator, ceiling light point and feature exposed brickwork with fireplace and tiled hearth.

Bathroom

A luxurious bathroom with large walk in shower, tiled surround and mains fitment rainfall shower head over, freestanding bath, low flush w/c, wash hand basin with storage under, upright radiator, large in built double cupboard with plumbing and space for washing machine and tumble dryer, recently installed gas boiler, double glazed window, recess spotlights and two wall lights.

Outside

To the rear a low maintenance garden laid to decking with an area of stone, bordered by a raised planter, enclosed by fencing and brick walling with an area of stone and outside wooden storage shed. No 109 has a right of access across the neighbouring gardens.

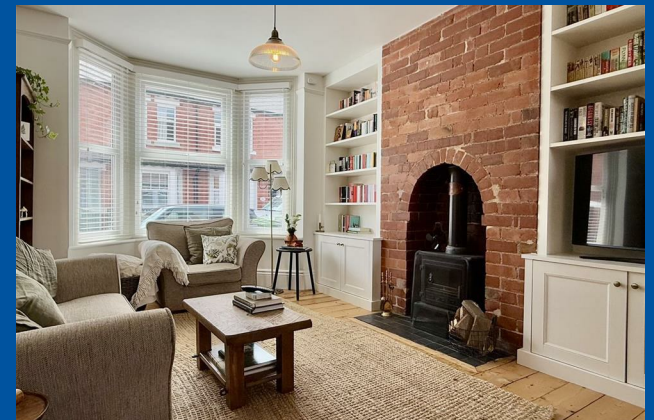
Services

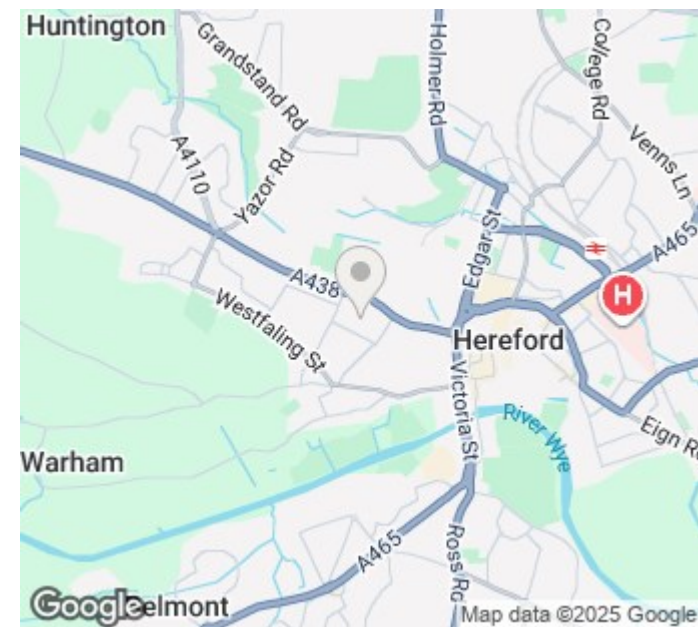
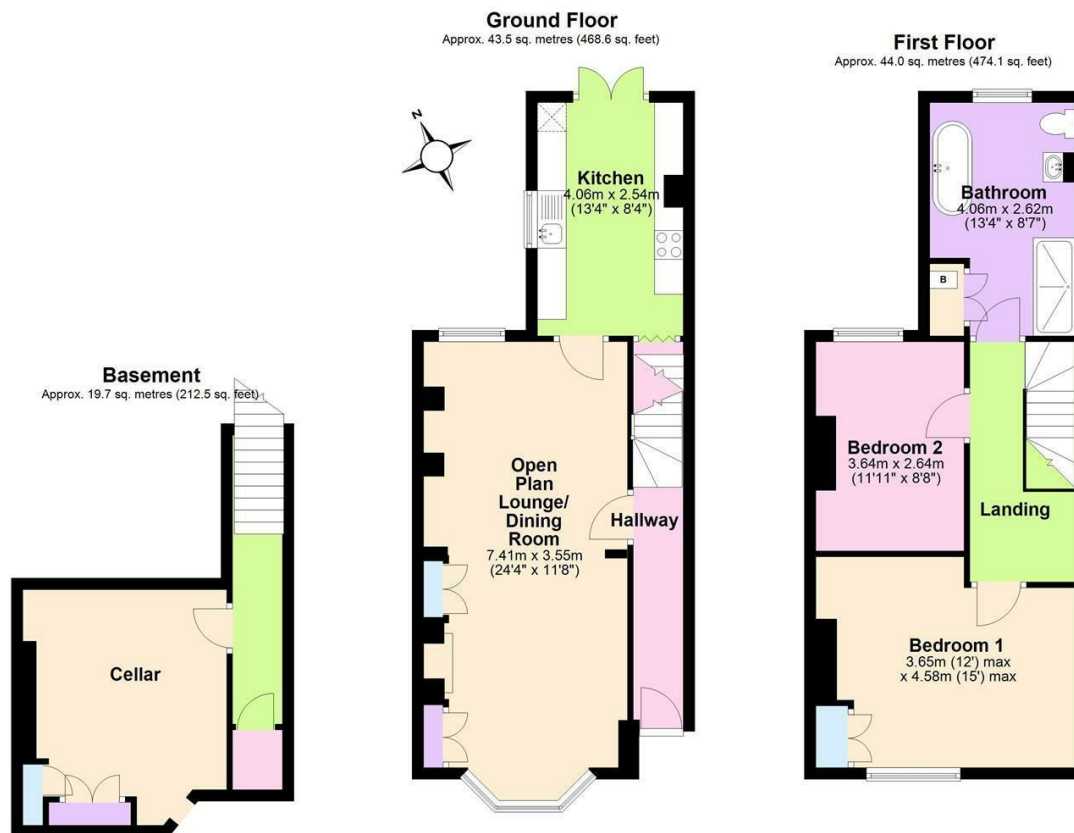
Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations). Outgoings-Council tax band 'B' - £1889.10 for 2025/2026 Water and drainage rates are payable. Viewings-Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 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.

Directions

Proceed west out of Hereford along Whitecross Road, take the left hand turning signposted for Ryelands Street and take the first right turn onto Baysham Street, the property is situated to the end on the right hand side.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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