



6 BRIDGE COURT COLLEGE ROAD HEREFORD HR1 1JR

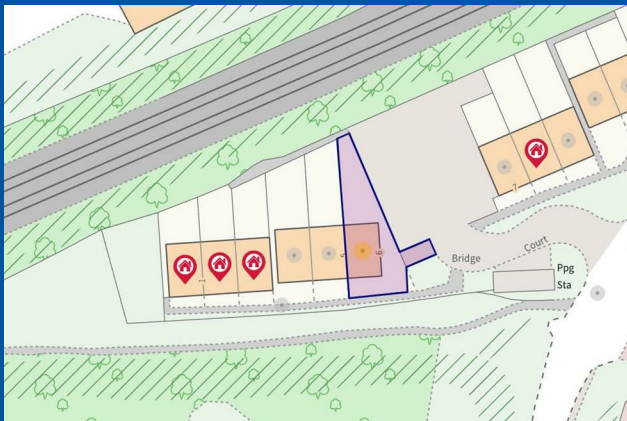
£235,000
FREEHOLD

Situated in this convenient residential location, a well presented modern three bedroom end of terrace home offering ideal first time buyer/ family accommodation and being sold with the benefit of no onward chain. With three bedrooms and bathroom to the first floor, kitchen/breakfast room, lounge and a downstairs W/C with utility space to the ground floor. The property also benefits from gas central heating, double glazing, an enclosed rear garden and allocated parking. A viewing is highly recommended.



6 BRIDGE COURT COLLEGE ROAD

- Modern end of terrace house • Convenient residential location • No onward chain!
- Enclosed garden & allocated parking • Three bedrooms • Ideal first time buyer/ family home



Full Description

Situated in this convenient residential location, a well presented modern three bedroom end of terrace home offering ideal first time buyer/ family accommodation and being sold with the benefit of no onward chain. With three bedrooms and bathroom to the first floor, kitchen/breakfast room, lounge and a downstairs W/C with utility space to the ground floor. The property also benefits from gas central heating, double glazing, an enclosed rear garden and allocated parking. A viewing is highly recommended.

Entrance hallway

With part tiled floor with the remainder carpet, a small understair storage space, carpeted stairs leading up, ceiling light point, double glazed window to the front, panelling and doors to

First floor landing

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

Bedroom 1

With fitted carpet, radiator, two ceiling light points, two double glazed windows and built in storage cupboard housing the gas central heating boiler.

Bathroom

A modern three piece white suite comprising p shaped panelled bath with mains fitment shower over and tiled surround, low flush w/c, pedestal wash hand basin with tiled splashback, chrome heated towel rail, recess spotlights and extractor.

Outside

To the front a small area of lawn with tarmac pathway leading to the front door and to the side access gate. To the rear a paved patio area leading to a lawned area enclosed by fencing with access gate to the rear and side access gate. A useful wooden storage shed. The property benefits from an allocated parking space and the use of additional visitor spaces.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations). Outgoings-Council tax band 'B' - £1,905 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.

Ground floor

Canopy entrance porch with entrance door leading into the

Bedroom 3

With fitted carpet, radiator, ceiling light point and double glazed window.

Kitchen/breakfast room

A modern fitted kitchen with matching wall and base

units, ample work surface space, stainless steel 1 1/2 bowl sink and drainer unit, four ring gas hob with electric oven below and extractor over, space for freestanding fridge/freezer, integrated dishwasher, double glazed window to the front, radiator, recess spotlights and wood effect flooring.

Directions

From Hereford City Centre, proceed north along Edgar Street, at the roundabout take the third exit right onto Newtown Road and at the roundabout take the first exit left over the bridge. At the next mini roundabout take the first exit left and proceed straight up College Road, proceed straight on through the traffic lights and the property is situated on the left hand side before the bridge.

Downstairs W/C & utility

With low flush w/c, wash hand basin with tiled splashback, space and plumbing for washing machine and tumble dryer, ceiling light point, wood effect flooring.

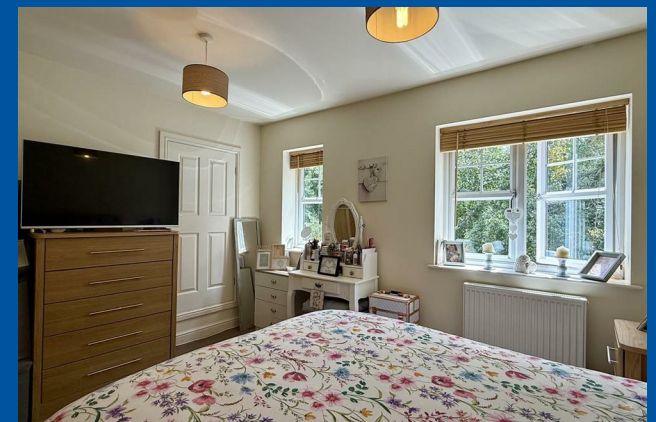
Living room

With fitted carpet, radiator, two ceiling light points, double glazed windows and french doors out to the rear.

Bedroom 2

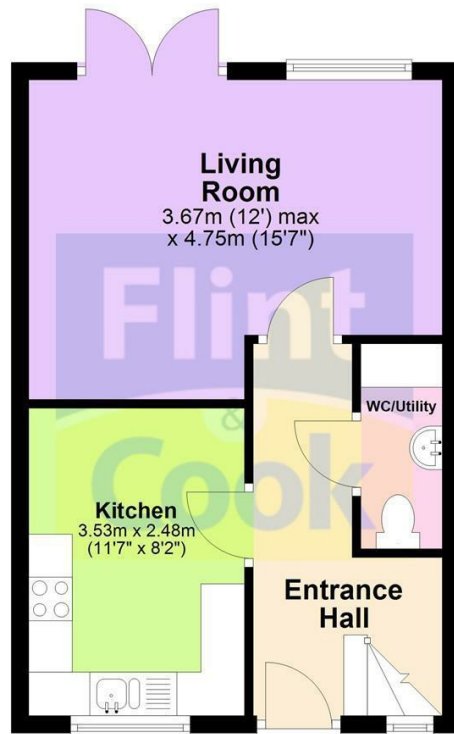
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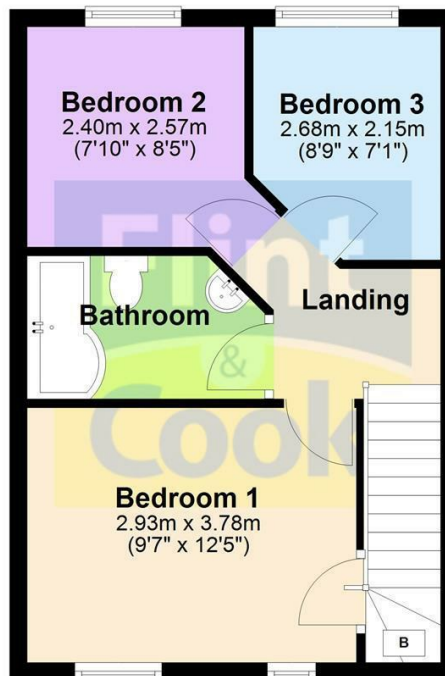
Ground Floor

Approx. 34.7 sq. metres (373.1 sq. feet)



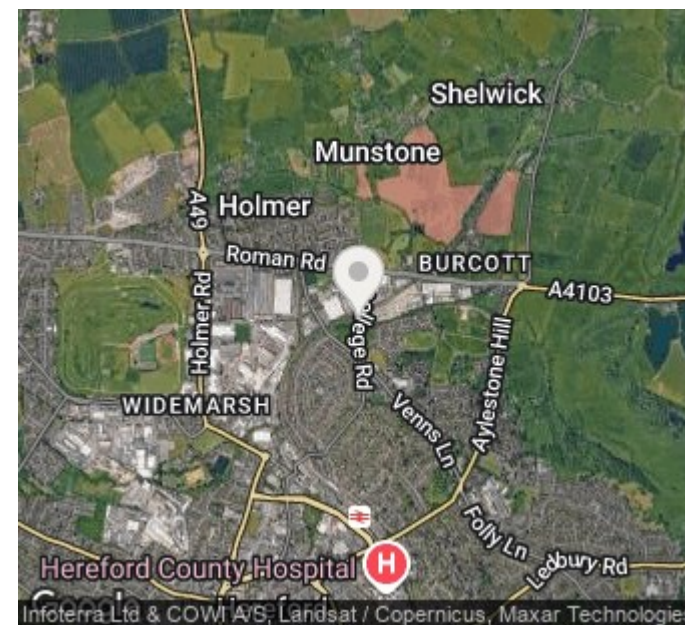
First Floor

Approx. 34.7 sq. metres (373.1 sq. feet)



Total area: approx. 69.3 sq. metres (746.2 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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	

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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