



22 COPPIN RISE

BELMONT HR2 7UE

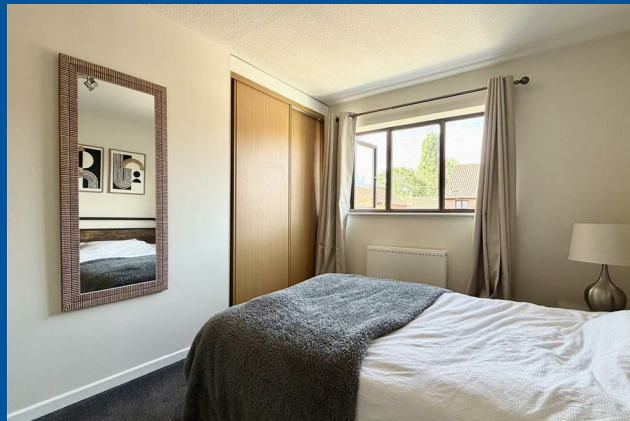
£185,000
FREEHOLD

Situated south of Hereford City, a well presented two bedroom terraced home offering ideal accommodation for a first time buyer and being sold with no onward chain. The property benefits from double width parking to the front for two, a low maintenance garden, newly installed central heating & double glazing. A viewing is highly recommended.



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- Two bedroom terraced house
- Off road parking for two, low maintenance garden
- Sold with no onward chain
- Popular residential location
- Ideal for a first time buyer
- Gas central heating & double glazing
- Conservatory
- Viewing advised



Ground Floor

With canopy porch and entrance door into the

Entrance Hall

With vinyl flooring, ceiling light point, radiator, wall mounted fuse box, space for coat storage, an archway into the kitchen and door into the

Kitchen

Comprising a range of fitted wall and base units with ample work surface space over, stainless steel sink and drainer unit with tiled splash backs, freestanding electric cooker, under counter space and plumbing for a washing machine, space for a freestanding fridge/freezer, double glazed window, wall mounted gas central heating boiler and ceiling light point.

Lounge/Dining Room

A spacious lounge/diner with fitted carpet, central ceiling light, carpeted stairs leading up to the first floor, radiator, electric fire with feature surround, double glazed sliding doors out to the

Conservatory

With tiled floor, ceiling light point, double glazed windows and doors out to the rear garden.

First Floor Landing

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

Bedroom One

A spacious double comprising fitted carpet, radiator, ceiling light point, double glazed window to the rear aspect and double fitted wardrobe with sliding doors.

Bedroom Two

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

Bathroom

A modern three piece suite comprising panelled bath with electric shower over and tiled surround, pedestal wash hand basin, low flush w/c, double glazed window and ceiling light point.

Outside

To the front there is a double width parking space for two cars, with an area of stone. To the rear there is a low maintenance stoned garden with paved pathway to the rear access gates and useful storage shed.

Directions

Proceed out of Hereford along Belmont Road and on reaching the Tesco roundabout take the 1st exit left onto Southolme Road. Continue to the mini roundabout and take 1st exit onto Waterfield Road then the first left into Yarlington Mill and right into Coppin Rise.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

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

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

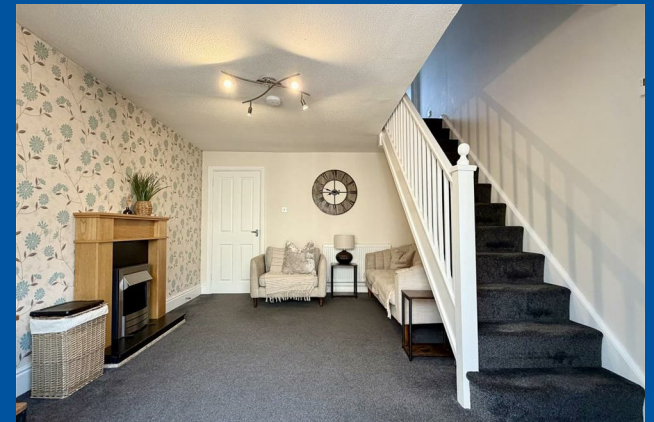
Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

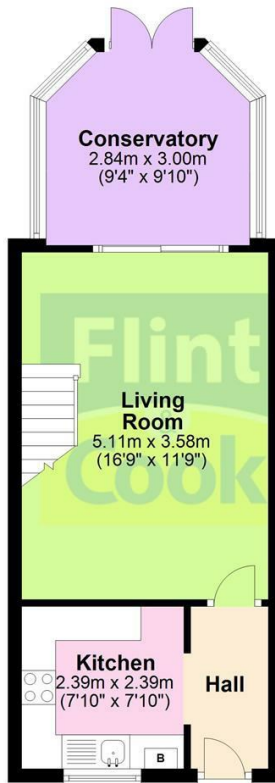
Strictly by appointment through the Agent (01432) 355455.

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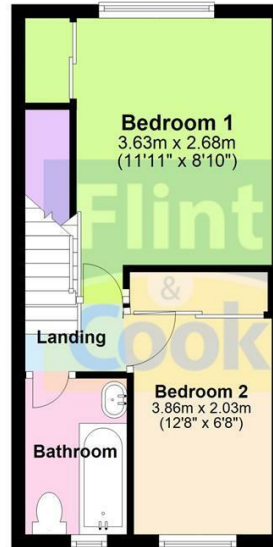
Ground Floor

Approx. 35.6 sq. metres (383.0 sq. feet)

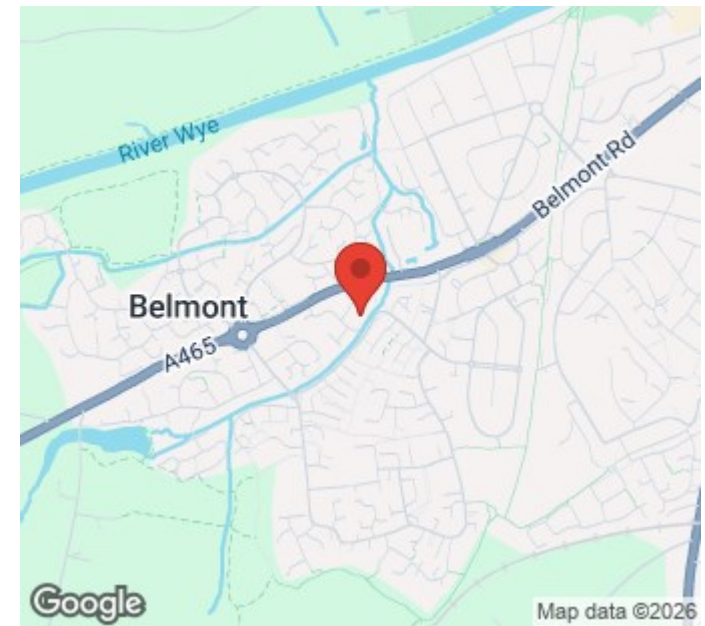


First Floor

Approx. 27.8 sq. metres (299.6 sq. feet)



Total area: approx. 63.4 sq. metres (682.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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	

EPC Rating: C Hereford 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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