



41 COTTERELL STREET HEREFORD HR4 0HH

Asking Price £182,500
FREEHOLD

Peacefully situated in this well established residential location, a 2 bedroom older style end-terrace house offering ideal first time buyer/investment accommodation. Although in need of some modernisation, the property is offered for sale with no onward chain, has the added benefit of gas central heating, south facing good sized rear garden, useful cellar, wealth of potential and we recommend an internal inspection.



41 COTTERELL STREET

- Popular residential location
- Older style end-terrace house
- Gas central heating
- 2 good sized bedrooms
- South facing rear garden
- No onward chain



In more detail the accommodation comprises

Entrance door through to

Reception Hall

With radiator, stairs to the first floor and door to

Open Plan Lounge/Dining Room

With two radiators, glazed sash windows to the front and rear, dividing archway, feature fireplace with shelving to the side and door to

Kitchen

With sink unit, double glazed window overlooking the rear garden, wall and base cupboards, work surfaces, space for appliances, radiator, door to the outside and door to

Cellar

Brick steps lead down to the cellar with electric light, ample storage space and scope to convert, subject to the necessary consent.

First Floor Landing

With radiator, access hatch to loft space, useful cupboard also housing the gas central heating boiler and door to

Bedroom 1

With radiator, glazed sash window to the front aspect and two wardrobes.

Bedroom 2

With radiator and glazed sash window to the rear.

Bathroom

With suite comprising low flush WC, wash hand basin, bath, separate shower cubicle, radiator and glazed window.

Outside

To the front of the property there is a small enclosed garden with paved pathway leading to the front entrance door.

To the rear of the property there is a good sized garden mainly laid to lawn and being south facing offers an ideal sun trap, all well enclosed by high fencing for privacy. There is also a useful side access gate.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

Proceed west out of Hereford city centre along Eign Street, continuing into Whitecross Road. Turn left into White Horse Street and then first right into Cotterell Street.

Viewing

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

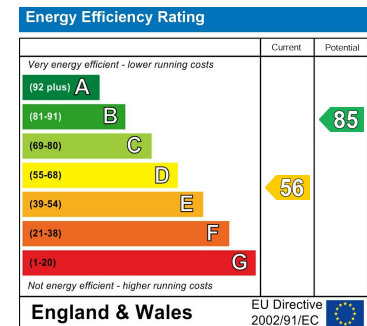
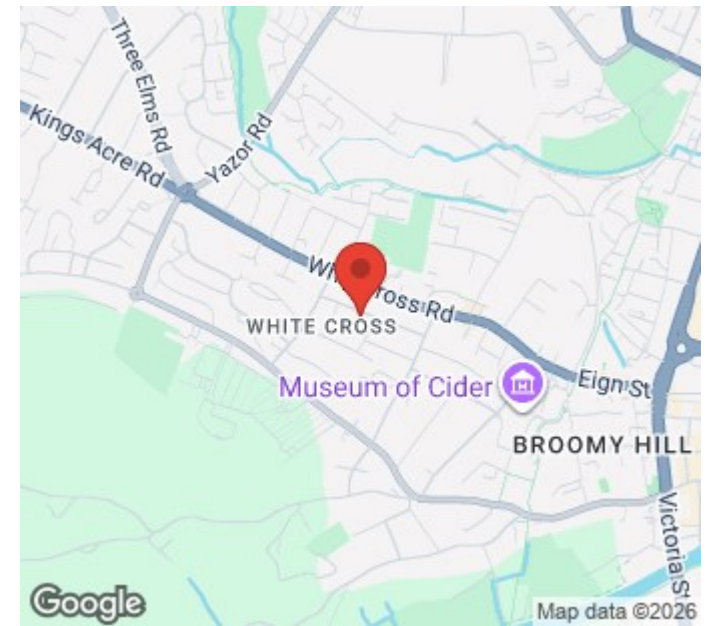
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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.

41 COTTERELL STREET





EPC Rating: D 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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

