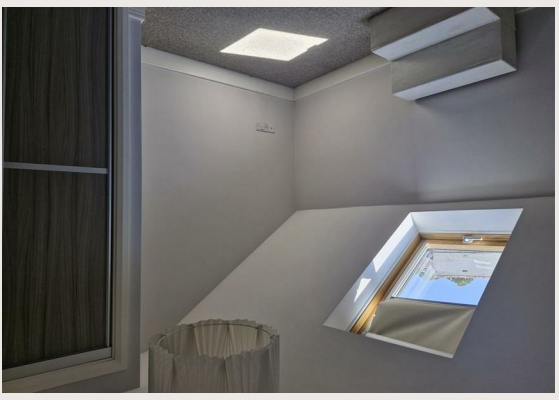

5 The Quadrangle, St. Owen Street, Hereford, HR1 2QY
Price £195,000

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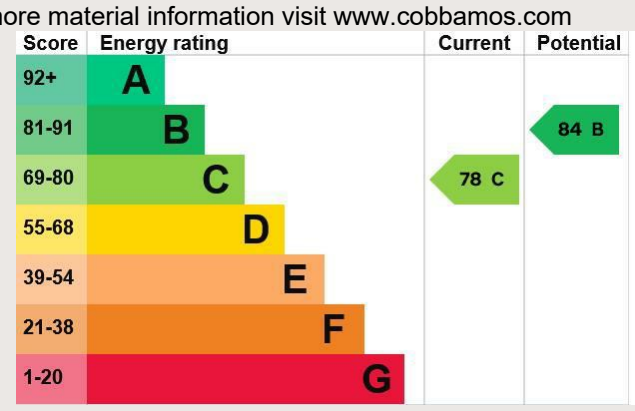
5 The Quadrangle St. Owen Street Hereford

This well-presented home offers modern, low-maintenance living with double glazing and electric heating throughout. Ideal for first-time buyers, downsizers, or investors, this property combines comfort, practicality, and modern design in a city centre setting.

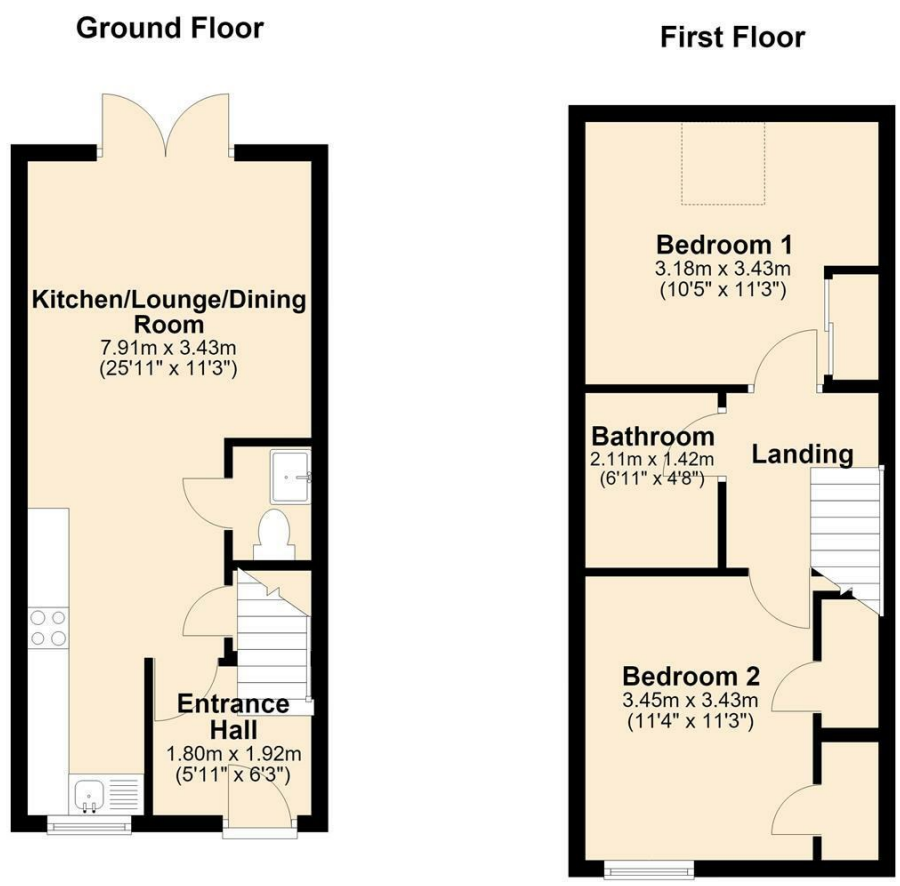
TO BOOK YOUR VIEWING APPOINTMENT PLEASE CALL 01432266007

- No Upward Chain
- Close to the City Centre
- Spacious open-plan living
- Modern fitted kitcnen
- Two Bedrooms
- Parking space
- Fully double glazed and electric heating
- Private low maintenance rear garden

Material Information
Price £195,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: B
EPC: C (78)
For more material information visit www.cobbamos.com



Please note that the dimensions stated are taken from internal wall to internal wall.



Total area: approx. 57.7 sq. metres (620.9 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Dimensions
Open plan Living/Dining and Kitchen 26' 01" max x 11'03" max/ 8'02" min
Bedroom 1 11'03" max x 10'05"
Bedroom 2 8'02" x 7'09"
Bathroom 6'11" x 4'08"

Property Description
The property is fully double glazed and benefits from electric heating throughout. Access is gained via the main road through automated double gates, leading to a rear communal parking area. A partially double-glazed entrance door opens into the hallway, where stairs rise to the first floor and a door leads into the spacious open-plan living area, finished with wooden flooring.

The kitchen features a front-facing window and is fitted with a range of base and wall units. Integrated appliances include a fridge/freezer, built-in electric oven, and induction hob with extractor hood, complemented by partially tiled walls.

The living and dining area is bright and airy, filled with natural light. It also includes an under-stairs storage cupboard with space and plumbing for a washing machine, and a door leading to a cloakroom fitted with a white WC, wash hand basin unit, and heated towel rail. Patio doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

Carpeted stairs lead to the first-floor landing, which provides access to a loft hatch. Bedroom One is set within the eaves and benefits from a rear-facing skylight, along with a double fitted wardrobe. Bedroom Two features an over-stairs storage cupboard, additional storage housing the hot water tank, and a front-facing double-glazed window.

The family bathroom is fitted with a three-piece white suite, comprising a built-in WC, vanity hand basin, and a bath with shower over and glass screen. The walls and flooring are fully tiled.

Garden & Parking
To the front of the property, there is parking available for one vehicle. At the rear, a side gate provides access to the garden, which features a patio area, a fully gravelled section for low-maintenance upkeep, and a wooden shed offering useful additional storage.

Services
Mains Water and Electric

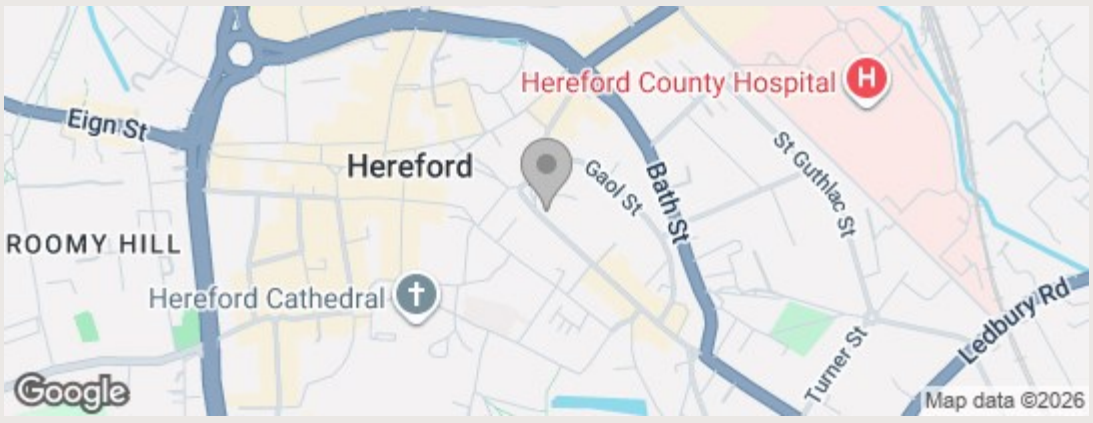
Location
The property is ideally located East of Hereford city centre. In the vicinity are Castle Green, and the Cathedral. There is also a local shops and pubs and shops. The more comprehensive facilities of Hereford city are all close by including transport links, hospital and schools.

Broadband
Broadband Download Upload Availability
Standard 17MBPS 1MBPS Good
Superfast 80MBPS - 20MBPS Good - -
Ultrafast 8000MBPS 8000MBPS Good

Networks in your area - Openreach/full fibre

Mobile Phone Coverage
https://www.ofcom.org.uk/mobile-coverage-checker

Anti-Money Laundering Regulations
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Notes
Property Management Company with annual service charge £456, includes any maintenance on the block paving, automated gate and lighting.

Directions
From Our office head down St Nicholas Street, turn right on to Victoria street A49, at the island turn right head down Blue school street, over the traffic lights on to Bath Street (A438) at the traffic lights turn left onto St. Owen's Street. The Quadrangle can be found on the right-hand side opposite John Wood Tyres. The property is located at the rear behind a automatic gate.
What3Words: ///dozen.payer.encounter