

**2, Priory Place, Hereford, HR4 9ND**  
**Offers Over £200,000**

# 2 Priory Place Hereford

A Victorian, 2 bedroom end terraced house situated on Priory Place a short distance north of Hereford city. The property is ideal for first time buyers or as an investment and has plenty of charm retaining many original period features.

The property has a large enclosed garden to the side which has further potential for development subject to the appropriate permissions.

Planning permission to extend the property to a four bedroom dwelling was granted but has now lapsed.

- Victorian end of terrace house
- Large Garden with further potential
- Two double bedrooms
- Two reception rooms
- Allocated Parking Space
- Ideal Investment Opportunity
- Views Over Widemarsh Common
- Planning permission granted (now lapsed)
- Close vicinity to City centre
- Gas central heating

## Material Information

**Offers Over** £200,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** A

**EPC:** E (53)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 53 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Introduction

The property briefly comprises of; Lounge, Dining room, Kitchen, Two bedrooms, Bathroom, and Garden.

## Property Description

In more detail the property comprises of -

### Ground Floor

Lounge: 10'2" x 11'6" (3.12m x 3.52m) Open fireplace. Front aspect double glazing. Radiator.

Dining room: 9'7" x 11'6" (2.94m x 3.51m) Under stairs storage cupboard. Open fireplace. Rear aspect double glazing. Radiator.

Kitchen: 9'11" x 7'0" (3.04m x 2.14m) Fitted kitchen units. Space for cooker. Space for washing machine. Space for fridge. Space for freezer. Side aspect double glazing. Boiler. Door leading to the garden.

### First Floor

Bedroom 1: 10'3" x 14'8" (3.13m x 4.48m) Double bedroom. Open fireplace. Front aspect double glazing. Built in cupboard. Radiator.

Bedroom 2: 9'8" x 9'9" (2.95m x 2.98m) Double bedroom. Rear aspect double glazing. Built in cupboard with water tank. Heated towel rail. Radiator.

Bathroom: 9'10" x 7'0" (3.01m x 2.15m) Bath with electric shower over. Sink. WC. Side aspect double glazing.

## Garden & Parking

To the front of the property there is a small pathway to the entrance with enclosed gate. To the side of the property there is a very large garden laid to lawn with a wooden shed, enclosed by wooden fencing, the garden can be accessed from the front and the back of the property.

There is residents car parking at the front of the property.

## Location

The area benefits from nearby amenities including many retail shops, fuel station and playing field. The property is well connected by footpaths to different areas of the City and is also within walking distance of two primary schools and has a regular bus service to Hereford city. The more comprehensive amenities of Hereford City are less than 1 mile away.

## Services

All mains services are connected to the property

## Broadband

Standard 14 Mbps 1 Mbps Good  
 Superfast 80 Mbps 20 Mbps Good  
 Ultrafast 1800 Mbps 220 Mbps Good  
 Networks in your area - Openreach

## Indoor & Outdoor Mobile Coverage

<https://www.ofcom.org.uk/mobile-coverage-checker>.

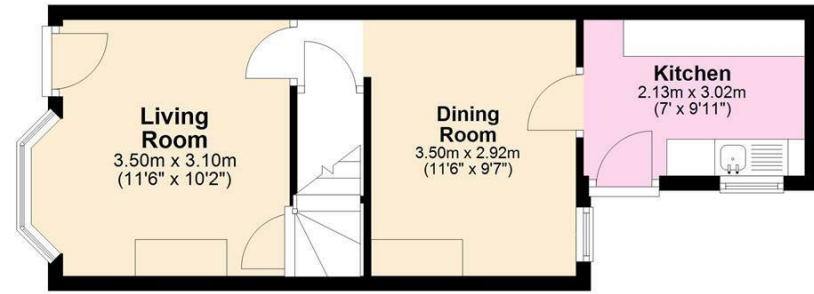
## Anti-Money Laundering Regulations

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.

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

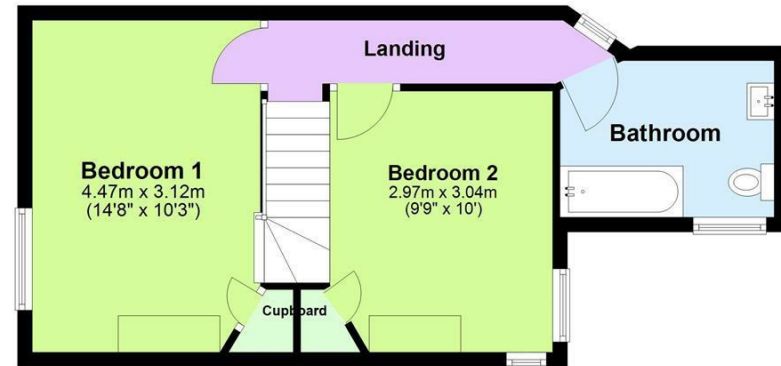
## Ground Floor

Approx. 31.9 sq. metres (342.9 sq. feet)



## First Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



Total area: approx. 70.9 sq. metres (762.7 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.

## Directions

From the Office turn right onto Victoria Street A49, go straight over the roundabout onto Edgar Street, left onto Newtown Road at the roundabout and then left into Grandstand Rd where Priory Place is on the right hand side. What3Words: ///lunch.humid.commented

