36 NEWTOWN ROAD

HEREFORD HR4 9LL

£175,000

FREEHOLD

Situated within walking distance of the City Centre, a two bedroom terraced period home being sold with the benefit of no onward chain and offering ideal accommodation for a first time buyer or investor. A viewing is highly recommended.

Flint & Cook

36 NEWTOWN ROAD

• Two double bedrooms • Sold with no onward chain • Walking distance to the City Centre • Ideal for a first time buyer/investor • Period terraced home • Must be viewed!

Ground Floor

With steps leading up to the entrance door which leads into the

Sitting Room

With fitted carpet, central ceiling light point, radiator, double glazed window to the front aspect, feature fireplace with tiled hearth and door leading though to the

Kitchen/Dining Room

Comprising a range of fitted base units with one single wall unit, ample work surfaces with tiled splash backs, stainless steel sink and drainer unit, freestanding cooker, space for a freestanding fridge/freezer, wall mounted gas central heating boiler, exposed wooden floorboards, radiator, central ceiling light. There is a door leading down to the cellar and single glazed window and door out to the rear.

First Floor Landing

With fitted carpet, ceiling light point, smoke alarm, carpeted stairs leading up to the second bedroom and doors to

Bedroom One

A spacious double bedroom with double glazed window to the front aspect, central ceiling light, radiator, fitted carpet and fitted wardrobes with sliding doors.

Bathroom

A three piece suite comprising panelled bath with part tiled surround and mains fitment shower head over, pedestal wash hand basin, low flush w/c, radiator, double glazed window, feature exposed fireplace and useful storage cupboard with fitted wooden shelving.

Second Floor

With ceiling light point and entrance door leading into

Bedroom Two

Another spacious double bedroom with fitted carpet, radiator, ceiling light point, double glazed velux window, double fitted storage cupboard and access doors into the eaves storage.

Stairs lead from the Kitchen to the

Cellar

Perfect for storage or for potential conversion subject to the necessary planning with light and power alongside housing the gas and electric meters and fuse box.

Outside

To the rear there is a brick built store set up as a utility/storage space with stainless steel sink and drainer, space and plumbing for a washing machine and tumble dryer and access to the outside toilet. An access gate then leads to the rear garden which is mostly laid to lawn and enclosed by hedging and fencing.

Agents Note

No.36 has a right of access across the neighbouring property leading to the side access, the neighbour also has a right of access across the garden of no.36.
There is permit on street parking available.

Directions

From Hereford City Centre, proceed north along Edgar Street. At the roundabout take the third exit right onto Newtown Road and the property is situated on the left hand side.

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.

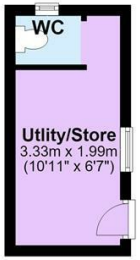
Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

36 NEWTOWN ROAD

Ground Floor

Approx. 40.2 sq. metres (433.0 sq. feet)



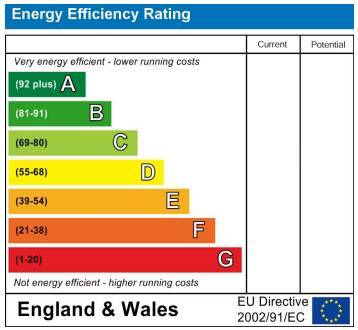
First Floor

Approx. 31.5 sq. metres (339.5 sq. feet)

Second Floor

Approx. 13.8 sq. metres (148.4 sq. feet)

Total area: approx. 85.6 sq. metres (920.9 sq. feet)



EPC Rating: **Council Tax Band:**

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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