



12 Thomas Close, Hereford, HR2 6RF



Sunderlands
Residential Rural Commercial



**12 Thomas Close
Hereford
HR2 6RF**

Summary of Features

- End terrace property
- One bedroom
- Local to amenities and schooling
- Parking for two cars
- Gas heating and double glazing
- No onward chain

Asking Price £170,000

Positioned in Thomas Close, Hereford, this charming house presents an excellent opportunity for first-time buyers and property investors alike. The property boasts a well-presented interior, ensuring a welcoming atmosphere from the moment you step inside. With one reception room, this home offers a comfortable space for relaxation and entertaining. One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and efficient purchase process. This is particularly appealing for those looking to move in quickly or for investors seeking to add to their portfolio without delay. Situated in a sought-after residential location, this house benefits from a friendly community and easy access to local amenities.

Location

Located in Lower Bullingham within the southern city limits of Hereford. A popular residential area with a Cycle Path allowing great access to the centre of the City. Bus Routes and amenities nearby, to include shops, public houses and primary schooling. Close by is King George playing fields.

Accommodation

The front door opens directly into the kitchen, which is fitted with a range of matching wall and base units, a sink with drainer positioned beneath a front-facing window, space for white goods, and an integrated electric oven with gas hob and extractor fan. The welcoming reception room provides ample space for both living and dining furniture and features sliding doors opening onto the enclosed rear garden. Upstairs, the property offers a double bedroom with space for a bed and freestanding furniture, along with a bathroom comprising a bath with shower over, low-level WC, wash basin, and a heated towel rail, with a fully boarded loft space above.

Outside

12 St Thomas Close is situated at the end of a quiet cul-de-sac and benefits from a private driveway providing parking for two vehicles. To the front of the property there is an area of lawn, with a pathway offering side access to the rear garden. The enclosed rear garden is bounded by a brick wall and features a stoned seating area immediately to the rear of the property, with the remainder laid to lawn.

Services

Mains gas, electric, water and drainage are connected to the property.

Council tax band

Herefordshire council tax band - A

Tenure

Freehold

Directions

From Greyfriars Bridge in Hereford City Centre proceed south and at the major junction take the far-left exit onto the A49 Ross road. At the 2nd set of traffic lights turn left into Holme Lacy Road. Continue for about 1 mile and then turn left into Goodwin Way immediately before reaching the overhead railway bridge. Thomas Close is then the 3rd turning to be found on the right-hand side.

Anti-money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti money Laundering Regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.





Sunderlands

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 28.4 sq. metres (305.9 sq. feet)



First Floor

Approx. 16.2 sq. metres (174.3 sq. feet)



Thomas Close

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.

