





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.

Flint & Cook

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

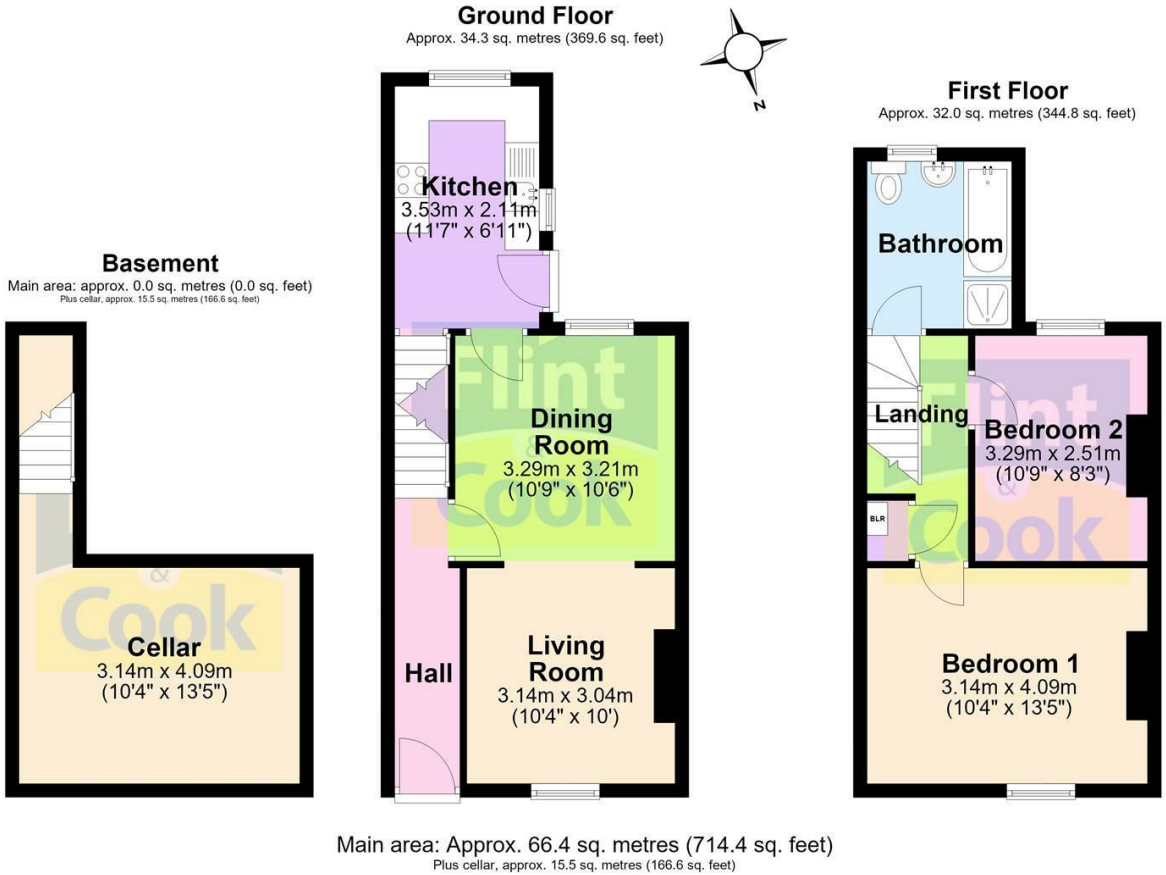
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

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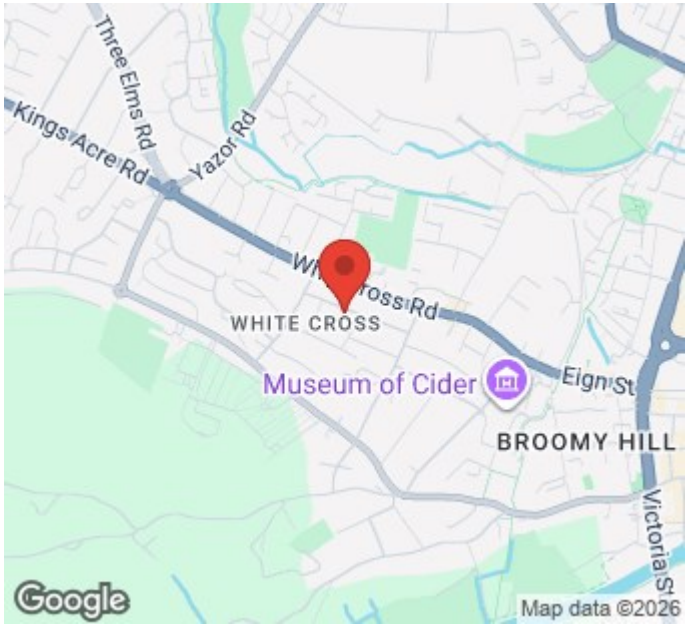


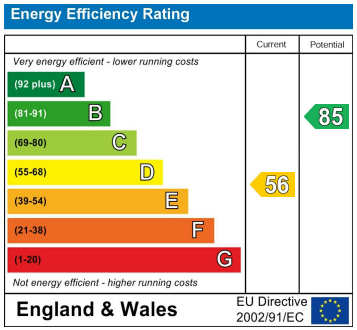






Main area: Approx. 66.4 sq. metres (714.4 sq. feet)
Plus cellar, approx. 15.5 sq. metres (166.6 sq. feet)





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

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