



## 74 BAYSHAM STREET HEREFORD HR4 0EU

£249,995  
FREEHOLD

Situated a short walk from Hereford City Centre in the popular residential area of Whitecross, a well presented period three bedroom terraced property making an ideal home for a first time buyer or small family. The property which offers spacious accommodation throughout benefits from two receptions and kitchen to the ground floor with access to a useful cellar room, there are three bedrooms to the first floor with shower room with access to a useful loft room. The property also benefits from a south facing rear courtyard. A viewing is highly recommended.



# 74 BAYSHAM STREET

- Popular residential location
- Well presented terraced home
- Three bedrooms, two receptions, useful loft & cellar rooms
- Ideal for a first time buyer or small family
- Must be viewed!
- South facing rear courtyard



## Ground Floor

With recessed entrance porch and feature entrance door leading into the

## Entrance Hall

With exposed wooden floorboards, ceiling light point, stairs leading up with fitted carpet runner and door leading into the

## Dining Room

A spacious dining space with exposed wooden floorboards, feature fireplace with tiled hearth, sash window to the rear aspect, radiator, a door into the kitchen and a large opening into the

## Living Room

Another spacious reception full of character with bay window to the front aspect, feature fireplace with tiled hearth, exposed floorboards, central ceiling light and radiator.

## Kitchen

Comprising a range of fitted wall and base units with ample work surface space over with tiled splash backs, freestanding cooker with extractor hood over, stainless steel sink and drainer unit, under counter space for washing machine, dishwasher, fridge and freezer, there is a stable door to the rear garden, double glazed window, two ceiling light points and door leading down to the cellar.

**A staircase leads down from the kitchen to the**

## Cellar

A partly converted useful cellar room offering versatile and flexible space with fitted carpet, recess spotlights and fitted storage.

## First Floor Landing

With exposed wooden floorboards, ceiling light point, smoke alarm, radiator, loft hatch, useful airing cupboard, a door with access to the useful loft room and doors into

## Bedroom One

A spacious, light and airy principal room full of character with exposed wooden floorboards, feature fireplace with tiled hearth, two sash windows to the front aspect, a central ceiling light, two radiators and ample space for wardrobes.

## Bedroom Two

Another bedroom full of character with feature fireplace and tiled hearth, exposed wooden floorboards, sash window to the rear aspect, radiator and central ceiling light.

## Bedroom Three

With exposed wooden floorboards, feature fireplace with tiled hearth, fitted shelving and hanging rail, ceiling light point and sash window to the rear aspect.

## Shower Room

Comprising a double width walk in shower with mains fitment shower head over and tiled surround, low flush w/c, wash hand basin with storage below and tiled

surround, open fronted storage cupboard with fitted shelving, radiator and frosted sash window with fitted wooden shutters and blind.

### Loft Room

Offering a potential conversion subject to the necessary regs with a velux window.

### Outside

To the rear there is a low maintenance courtyard garden laid to patio with an array of shrubbery and plants. The garden is enclosed by a mix to fencing and brick walling and facing south, offers a fantastic sun-trap.

### Directions

From Hereford City Centre proceed west on Whitecross Road, after the second set of traffic lights heading to Sainsburys, take the next left turn onto Ryelands Street, then take the first right onto Baysham Street where the property is situated down on the left hand side as indicated by the agents for sale board.

### 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.

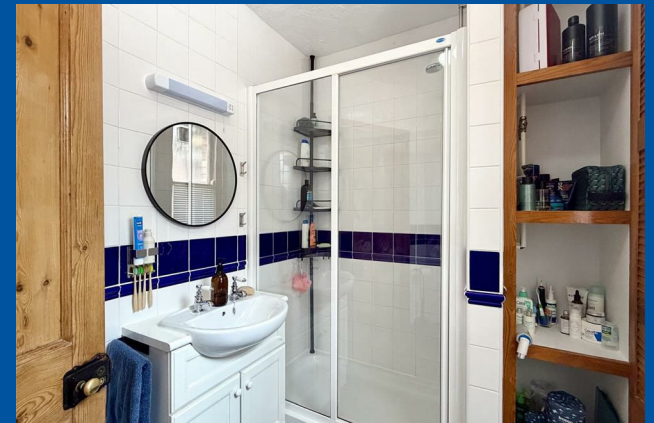
### Tenure & Possession

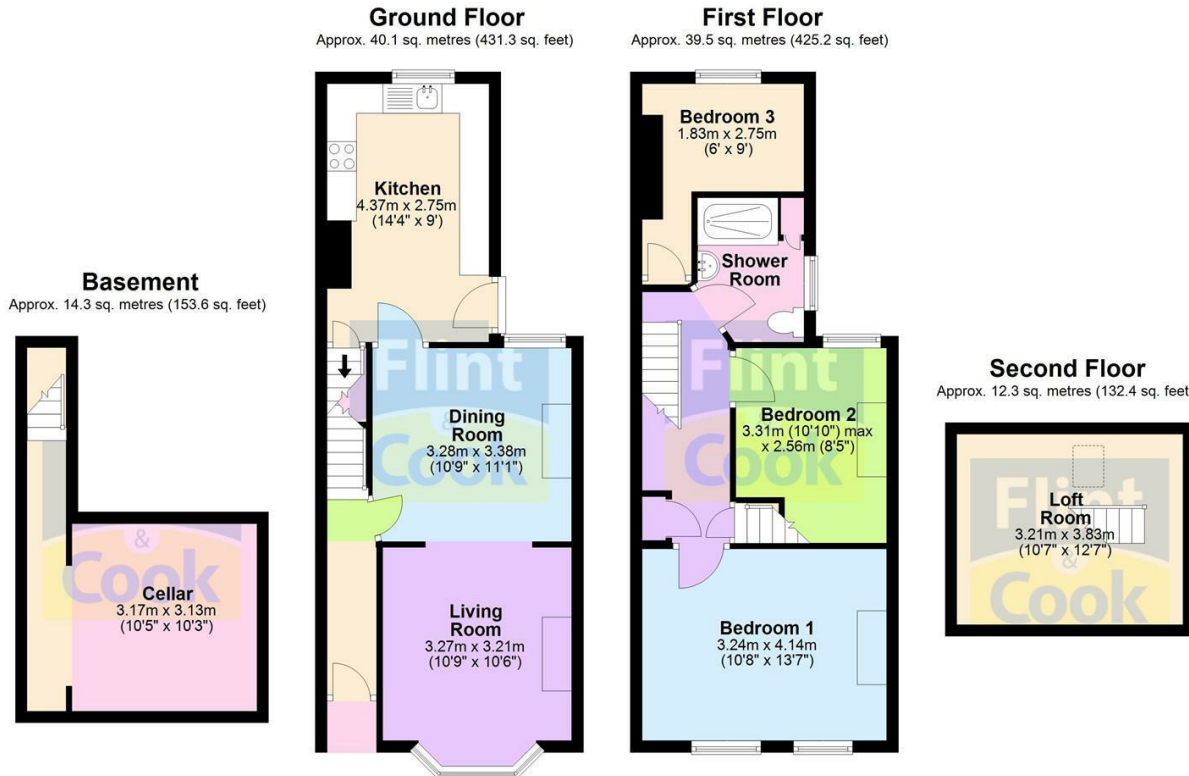
Freehold - vacant possession on completion.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

## 74 BAYSHAM STREET





Total area: approx. 106.1 sq. metres (1142.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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

Flint and Cook Hereford Sales  
22 Broad Street  
Hereford  
Herefordshire  
HR4 9AP

01432 355455  
hereford@flintandcook.co.uk  
flintandcook.co.uk

