21 MOORCROFT LANE

HEREFORD HR1 1FA

Asking Price £250,000

FREEHOLD

Superb modern end of terrace house in a popular residential location with 2 double bedrooms, gas central heating, double glazing, enclosed garden, off-street parking. Ideal for a first-time buyer. Viewing highly recommended.

Flint & Cook

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• Modern end terraced house • Two double bedrooms • Ideal for a first time buyer • Gas central heating & double glazing • Popular residential location • Must be viewed!

Ground Floor

Canopy porch with entrance door into the

Entrance Hall

A spacious reception hall with wood effect flooring, radiator, two ceiling light points, ample space for coat storage, central heating thermostat, carpeted stairs leading up with useful under stair storage cupboard and doors leading to the

Lounge/Dining Room

A spacious lounge diner with wood effect flooring, two radiator, two ceiling light points, ample space for both living and dining with a double glazed window and double glazed french doors leading out to the rear garden.

Kitchen

A modern fitted kitchen comprising a range of fitted wall and base units with ample work surface over, 1 1/2 bowl stainless steel sink and drainer unit, four ring gas hob with cooker hood over and electric oven below, under counter space for a washing machine and dishwasher, space for a freestanding fridge/freezer, spotlights, extractor and double glazed window to the front aspect.

Downstairs W/C

Comprising a low level w/c, wash hand basin with tiled splash back, radiator, wood effect flooring, spotlight and extractor.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch and doors to

Bedroom One

A spacious main bedroom comprising fitted carpet, a central ceiling light, radiator, two double glazed windows to the rear aspect and ample space for wardrobes.

Bedroom Two

A second spacious double bedroom with a large built in airing cupboard housing the gas central heating boiler, radiator, central ceiling light and two double glazed windows to the front aspect.

Bathroom

A modern three piece suite comprising a large panelled bath with mains fitment shower head over and tiled surround, wash hand basin with tiled splash back, low level w/c, chrome heated towel rail, ceiling spotlights and extractor.

Outside

To the front there are two off road parking spaces with a useful side access gate leading to the rear.
To the rear, the French doors open onto a good sized paved patio area with an area of lawn bordered with an array of shrubbery and plants enclosed by fencing.

Directions

Proceed north out of Hereford on the A49 Leominster Road turning right at the Starting Gate roundabout onto

Roman Road. At the next set of traffic lights turn left on to Green Wilding Road, continue in to Red Norman Rise following the road round and then turning left into Moorcroft Lane.

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.

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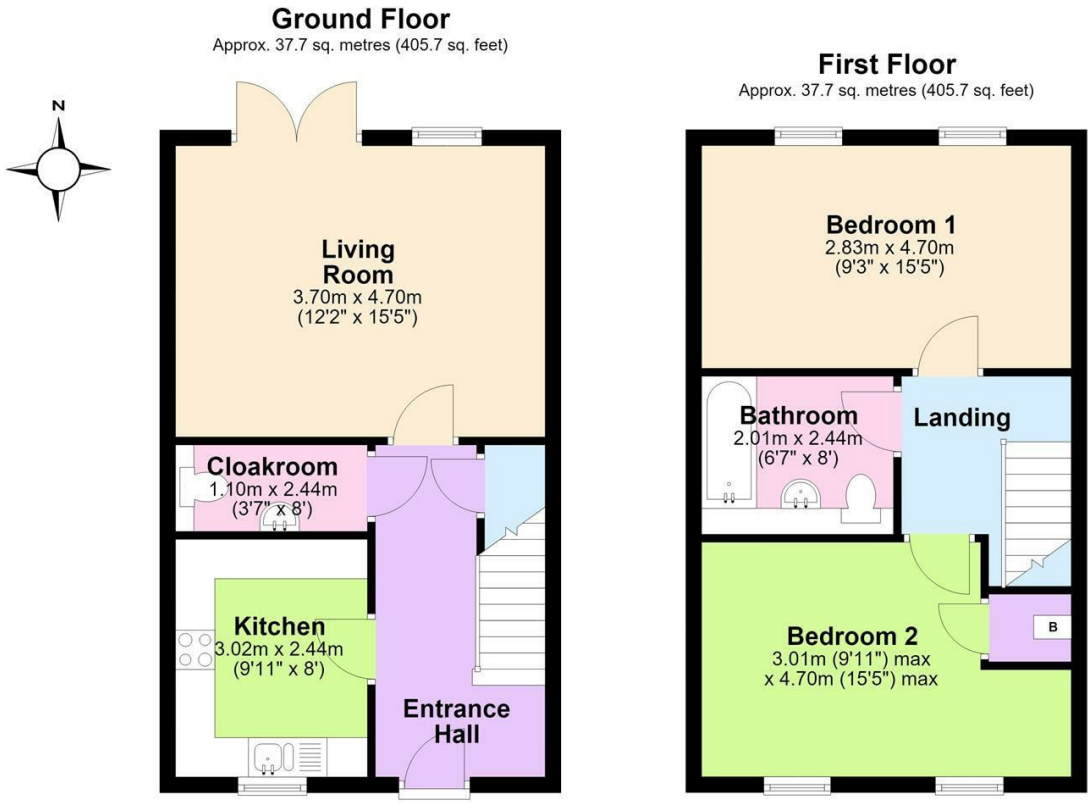
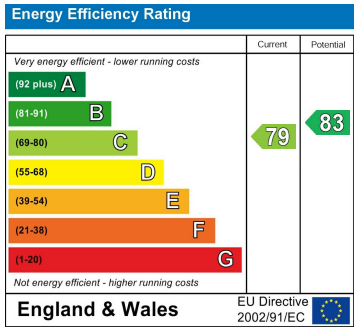


Total area: approx. 75.4 sq. metres (811.5 sq. feet)

21 Moorcroft Lane, Hereford



EPC Rating: C Hereford Council Tax Band: C

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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