



25 MOOR STREET

HEREFORD HR4 9LA

Asking Price £205,000
FREEHOLD

Occupying a convenient central location within easy walking distance of Hereford city centre, a well presented 2 bedroom end-terraced house offering ideal first time buyer/investment accommodation. The property is well presented throughout and has the added benefit of gas central heating, double glazing, generous sized living accommodation, modern fitted kitchen and easy to maintain south-facing rear garden. We strongly recommend an internal inspection! No onward chain.



25 MOOR STREET

- Convenient central location
- Well presented end-terrace house
- 2 Reception Rooms and modern fitted Kitchen
- 2 Double Bedrooms
- Easy to maintain south facing rear garden
- Ideal for first time buyers
- No onward chain



In more detail the well presented accommodation comprises

Composite entrance door through to

Lounge

With fitted carpet, radiator, recessed spotlighting, double glazed window to the front aspect with Venetian blind, wall mounted electric fire and access to

Inner Hallway

With stairs to the first floor and open plan access to

Sitting/Dining Room

With radiator, fitted carpet, double glazed window to the rear, feature fire surround with hearth, display mantel and space for electric fire etc, large understairs store cupboard and archway to

Kitchen

With range of wall and base cupboards, ample worksurfaces with tiled splashbacks, single drainer sink unit with mixer tap over, double glazed window with blind to the side, laminate flooring, built-in double oven and four-ring hob with glass splashback and cooker hood over, space and plumbing for washing machine and tumble dryer, central spotlighting, space for upright fridge/freezer, under-cupboard lighting, breakfast bar, double glazed door to the rear patio and garden, radiator and access to

Useful Utility Cupboard

With storage space, wall mounted gas central heating

boiler and double glazed window to the side. Potential to be a downstairs WC.

First Floor Landing

With fitted carpet and door to

Bedroom 1

With radiator, fitted carpet, double glazed window to the front aspect with Venetian blind, space for wardrobes and access hatch to loft storage space.

Bedroom 2

With fitted carpet, radiator, double glazed window to the rear, recess with shelving and built-in double wardrobe.

Bathroom

With suite comprising P-shaped bath with shower unit over, low flush WC, corner wash hand basin, ladder style towel rail/radiator, double glazed window with blind, partially tiled wall surround and built-in airing cupboard with shelving.

Outside

To the immediate rear of the property there is a good sized paved patio area providing the perfect entertaining space and as the rear garden is south facing it is a real sun trap.

The remainder of the garden has been landscaped for easy maintenance with a central area laid to synthetic grass bordered by flowers and shrubs, all well enclosed by mature hedging and fencing to maintain privacy with

a useful outside tap, side access, rear access and range of sensor lighting. At the bottom of the garden there is a useful timber GARDEN SHED.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Water and drainage rates are payable.

Directions

Proceed north out of Hereford city centre along Edgar Street and then turn left opposite the football ground into Moor 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.

25 MOOR STREET





25 Moor Street, Hereford

EPC Rating: E Hereford Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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