



## 28 REGENT GARDENS

HEREFORD HR1 1EZ

£155,000  
FREEHOLD

Peacefully situated within easy reach of Hereford city centre, a well-maintained 1-bedroom back-to-back house offering ideal first-time buyer/investment accommodation.

The property, which is offered for sale with no onward chain, has the added benefit of gas central heating, off-road parking, a good-size garden and we recommend an internal inspection.



## 28 REGENT GARDENS

- Ideal first time buyer/ investor property
- Sold with no onward chain
- Gas central heating & double glazing
- Allocated parking
- One bedroom back to back house
- Popular residential location



### Ground floor

With canopy porch and composite entrance door leading into the

### Entrance hall

With fitted carpet, ceiling light point, wall mounted fuse box, heating thermostat, space for coat and shoe storage with a door leading into the

### Open plan living/kitchen/dining area

Living area with fitted carpet, ceiling light point, radiator, carpeted stairs leading up, double glazed bay window. Kitchen/breakfast area with matching wall and base units, stainless steel sink and drainer, under counter space for washing machine and space for a freestanding fridge/freezer, four ring electric hob with extractor over and oven below, breakfast bar, double glazed windows, ceiling light point and radiator.

### Stairs lead from the living area to the

### First floor landing

With fitted carpet, ceiling light point, smoke alarm, loft hatch, large airing cupboard housing the recently fitted gas central heating boiler and hot water cylinder, doors then lead to

### Bedroom

With fitted carpet, radiator, ceiling light point, double glazed window, large built in wardrobe with mirrored sliding doors and further storage cupboard with fitted shelving.

### Bathroom

Three piece suite comprising panelled bath with electric shower over and tiled surround, low flush w/c, pedestal wash hand basin with tiled splash back, ceiling light point, radiator, double glazed window and vinyl flooring.

### Outside

The property benefits from a low maintenance garden space laid to patio and stone for ease and low maintenance. The property also benefits from an allocated parking space.

### Directions

Proceed north out of Hereford along Edgar Street, passing the football ground on your right-hand side. At the mini-roundabout turn right onto Newtown Road, then 1st left at the mini-roundabout, crossing over the railway bridge and at the next mini-roundabout take the 1st left into Kingsway, then 1st left again into Regent Gardens.

### Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Outgoings

Water and drainage rates are payable.

### Property Services

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



### **Tenure & Possession**

Freehold - vacant possession on completion.

### **Viewing Arrangements**

Strictly by appointment through the Agent (01432)  
355455.

### **Opening Hours**

Monday - Friday      9.00 am - 5.30 pm

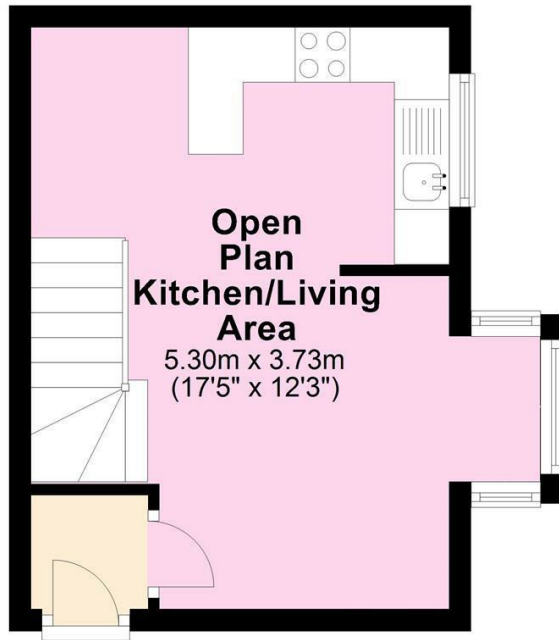
Saturday              9.00 am - 1.00 pm

## **28 REGENT GARDENS**



## Ground Floor

Approx. 21.0 sq. metres (225.8 sq. feet)



## First Floor

Approx. 20.1 sq. metres (216.6 sq. feet)



Total area: approx. 41.1 sq. metres (442.4 sq. feet)

**EPC Rating: C**    **Council Tax Band: B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(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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