





161 EDGAR STREET

HEREFORD HR4 9JR

Asking Price £239,500

FREEHOLD

Within easy walking distance of Hereford city centre, a 2 bedroom, older-style end of terrace house, offering ideal first-time buyer or small-family accommodation. The property, which is offered for sale with no onward chain, has the added benefit of gas-central heating, generously sized living accommodation, large rear garden with out building, ample off-road parking and we recommend an internal inspection.

Flint & Cook

161 EDGAR STREET

• Convenient central location • Older style end of terrace house • 2 reception rooms & kitchen • 2 good sized double bedrooms • Large rear garden & ample parking • No onward chain





Entrance Hall
With laminate flooring, stairs to the first floor, radiator with display shelf over and archway to the

Dining Room
With laminate flooring, radiator, double glazed door to the rear, coved ceiling, chimney recess, corner store cupboard and glazed panel double doors to the

Lounge
With laminate flooring, feature fireplace, radiator, double glazed window to the front aspect and coved ceiling.

Kitchen
Fitted with a single bowl sink unit and pot wash style mixer tap, range of wall and base cupboards, work surfaces with splash backs, built-in double oven, double-glazed side window, central spotlighting, space for appliances, wall-mounted gas-central heating boiler, laminate flooring and folding door to the

Rear Lobby
With door to the outside and door to the

Downstairs Bathroom
With a suite comprising bath with shower unit over, wash hand basin, radiator, double glazed window.

Separate WC
With low flush cistern and double glazed window.

First Floor Landing
With double glazed side window and door to

Bedroom 1
With exposed floorboards, radiator, large window to the front aspect.

Bedroom 2
With laminate flooring, radiator ,access hatch to the loft space, wardrobe with mirrored sliding doors, double glazed window to the rear and airing cupboard.

Outside
To the side the property benefits from a large enclosed area providing ample off-road parking facilities. To the immediate rear there is a good sized paved patio area with gates leading on to the side driveway and then access to the remainder of the good sized rear garden which is laid to lawn all enclosed by high fencing for privacy. At the bottom of the garden there is a large detached store shed/workshop providing ample storage and a wealth of potential to be a home office or gym.

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

Outgoings
Council tax band 'B' - £1,889 for 2025/2026
Water and drainage rates are payable.

Directions
From Hereford city centre proceed north along Edgar Street, after passing the football ground on your right hand side turn left into Nolan Road and number 161 Edgar Street is immediately ahead of you.

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

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.

Money Laundering Regulations

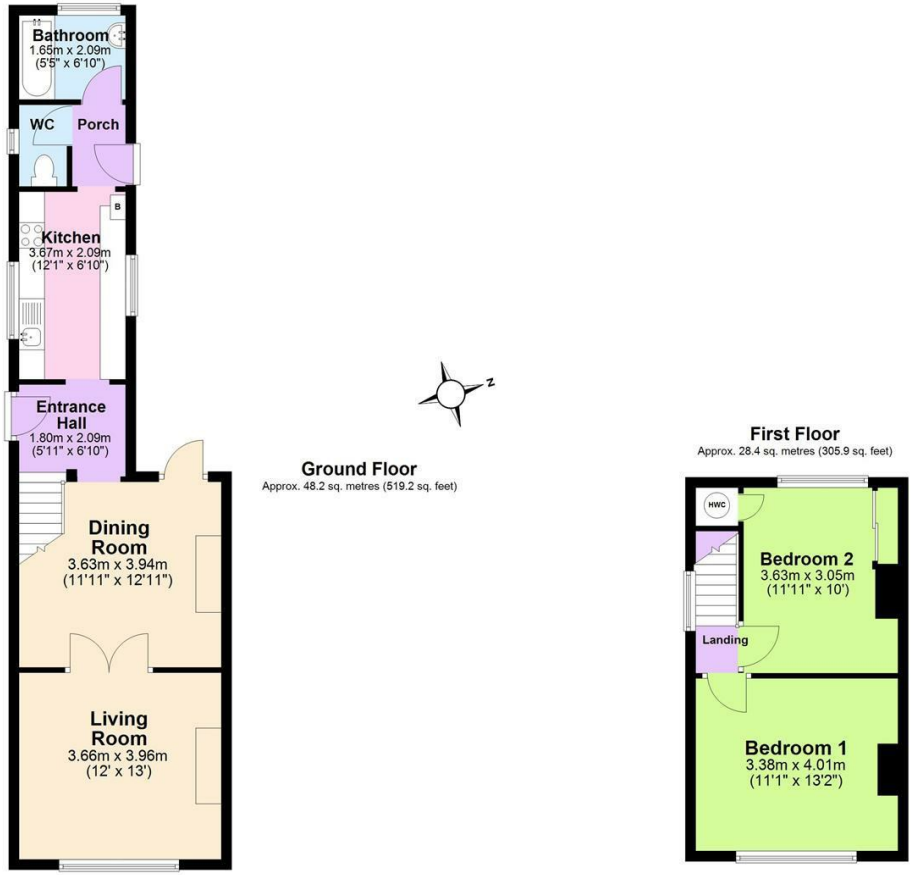
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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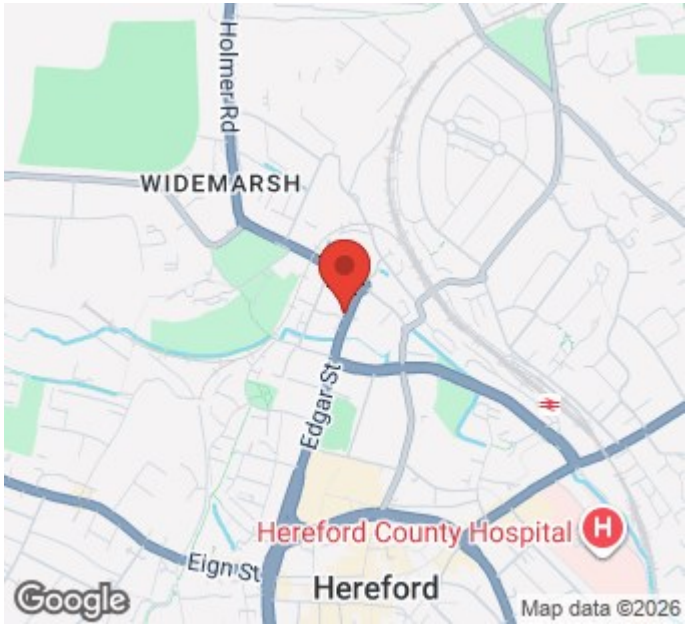


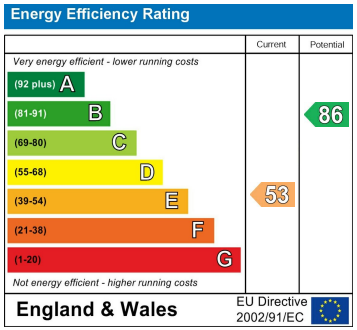






Total area: approx. 76.7 sq. metres (825.2 sq. feet)





EPC Rating: E 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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