



7 ARAMSTONE RISE HEREFORD HR1 1PN

£215,000
FREEHOLD

A mid terraced family house which is pleasantly located in a well established residential area about 1 1/2 miles north east of the cathedral city of Hereford. Local amenities include a range of shops, a bus service, both primary and secondary schools and the property is well placed for access to Herefordshire's further education colleges (Art, 6th form and technical), Hereford hospital and railway station. The property benefits from a refitted kitchen and bathroom as well as double glazing and gas central heating, garden and garage but is in need of some decorative updating.

**Flint
&
Cook**

7 ARAMSTONE RISE

- Mid terraced house • Popular residential location
- 3 bedrooms • Attic store room • Gas central heating • Garage



Entrance Porch

With door through to the

Entrance Hall

With radiator, under stairs storage cupboard and staircase leading up.

Living Room

Laminate flooring, large window to front, gas fire and radiator, open plan access to the

Kitchen/Diner

Fitted with base and wall units, work surfaces with splash backs, sink, plumbing for washing machine and dishwasher, radiator, windows and doors out to the rear.

First Floor Landing

With an airing cupboard also housing the central heating boiler.

Bedroom 1

With a recess suitable for a wardrobe, radiator and window to the front.

Bedroom 2

With a wardrobe recess, shelving, radiator and window to the rear.

Bedroom 3

With radiator, window to the front and staircase to the

Attic

With radiator, 2 Velux windows and storage area.

Bathroom

Fitted with a white suite comprising a bath with mixer tap and shower attachment over, separate shower cubicle with both over head and hand held fitments and glass screen, wash hand basin, WC, ladder style radiator and 2 windows.

Outside

To the front there is a lawned garden with retaining wall and hedging. The rear garden has a pedestrian access gate that leads to a communal parking area where there is a garage

Agents' Note

There is a residents only parking scheme which applies to Aramstone Rise.

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

[///heal.miss.went](http://heal.miss.went)

Viewing

Strictly by appointment through the Agent, Flint & Cook,
Hereford (01432) 355455.

Opening Hours

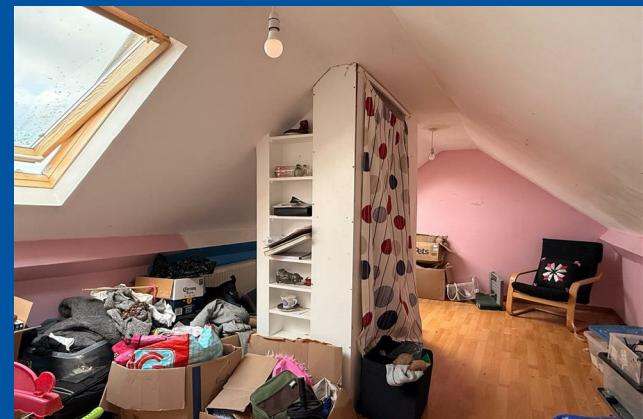
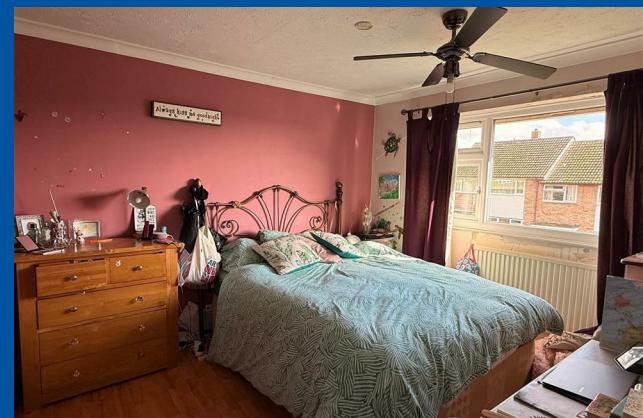
Monday - Friday 9.00 am - 5.30 pm

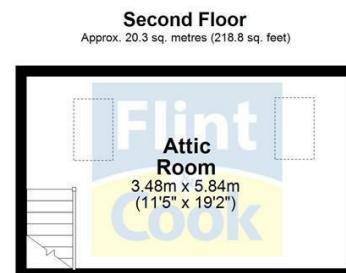
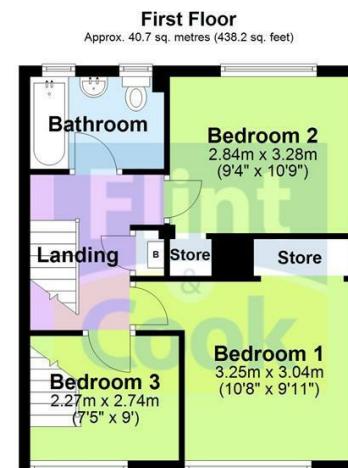
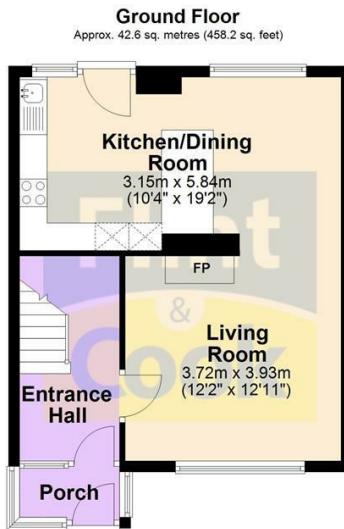
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

7 ARAMSTONE RISE





Total area: approx. 103.6 sq. metres (1115.3 sq. feet)

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



Infoterra Ltd & COWI A/S, Landsat / Copernicus, Maxar Technologies

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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