



## 11 FOXWHELP CLOSE

HEREFORD HR4 0PL

£270,000  
FREEHOLD

Situated a short walk from Hereford City Centre within this popular residential location, a four bedroom end of terraced home set over three floors offering ideal first time buyer/ family accommodation and being sold with no onward chain.





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- Sold with no onward chain! • Four bedrooms, two bathrooms • End of terraced house • Popular residential location • Driveway, garage & enclosed garden • Ideal investor/ family home



## Ground Floor

With canopy porch and entrance door into the

### Entrance Hall

With laminate flooring, coving, ceiling light point, wall mounted fuse box, radiator, carpeted stairs leading up and door into the

### Kitchen/Dining Room

Fitted with matching wall and base units with ample work surface space, four ring gas hob with oven below and extractor hood over, 1 1/2 bowl sink and drainer unit, integrated fridge, double glazed window to the front aspect, wall mounted gas central heating boiler, useful under stair storage cupboard, ample space for a dining table, radiator, double glazed french doors out to the garden and door leading into the

### Utility Room

With fitted work surface, under counter space for washing machine and tumble dryer, tiled floor, double glazed window to the rear, doors then lead into the integral garage and

### Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, radiator and ceiling light point.

### Integral Garage

With up and over door to front, light and power.

### First Floor Landing

With fitted carpet, radiator, ceiling light point, double glazed window to the front aspect and doors leading into

## Living Room

With wood effect flooring, radiator, coving, ceiling light point and double glazed window to the front aspect.

### Bedroom One with En-suite

With fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect, fitted triple wardrobe and door leading into

Ensuite shower room

Comprising double with shower cubicle with electric shower over and tiled surround, pedestal wash hand basin, low flush WC, radiator, double glaze window and fitted carpet.

### Second Floor Landing

With fitted carpet, ceiling light point, loft hatch, airing cupboard housing the immersion cylinder and doors into

### Bedroom Two

With wood effect flooring, ceiling light point, radiator, double glazed window to the rear aspect.

### Bedroom Three

With wood effect flooring, ceiling light point, radiator and double glazed window to the front aspect.

### Bedroom Four

With fitted carpet, radiator, ceiling light point and double glaze window to the front aspect.

## Bathroom

Comprising three-piece suite with panelled bath, electric shower over and part tiled surround, pedestal

wash hand basin, low flush WC, radiator, double glazed window and fitted carpet.

#### **Outside**

To the rear there is an enclosed garden with a good sized area of lawn, small patio area, outside wooden storage shed and access gate leading to the side. To the front there is a tarmac driveway providing off-road parking leading to the up and over garage door, a small area of lawn with paved path leading to the front door.

#### **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**

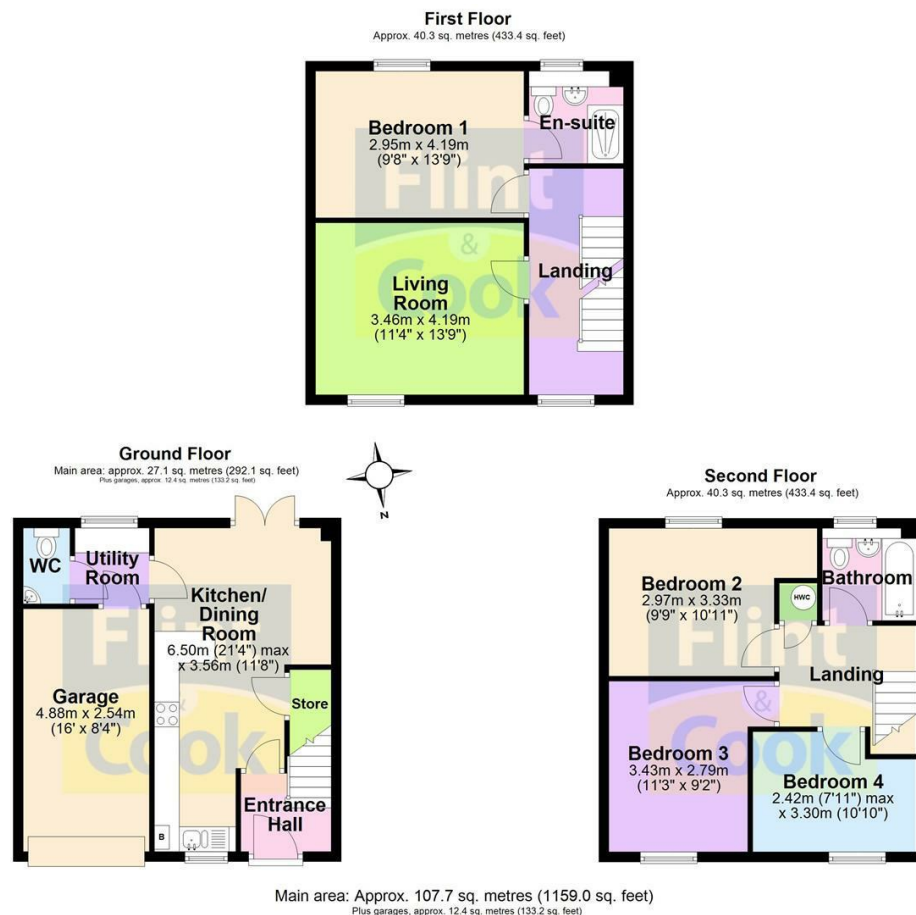
Freehold - vacant possession on completion.

#### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

## **11 FOXWHELP CLOSE**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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	

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

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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