



16 GOLDEN LION CLOSE

HEREFORD HR4 9NB

Asking Price £195,000
FREEHOLD

Occupying a peaceful cul-de-sac position within easy reach of Hereford city centre, a well presented 2 bedroom terraced house offering ideal first time buyer accommodation. The property has the added benefit of double glazing, modern fitted kitchen, shower room, easy to maintain garden, off-road parking space and we recommend an internal inspection.



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- Convenient central location
- Well presented 2 bedroom terraced house
- Modern fitted kitchen and shower room
- Easy to maintain garden
- Off-road parking
- Ideal for first time buyers



Canopy Porch

With composite entrance door through to

Living Room

With fitted carpet, double glazed window to the front aspect, coved ceiling, carpeted staircase to the first floor and glazed panelled door to

Modern Fitted Kitchen

With range of wall and base cupboards, ample worksurfaces, tiled floor, range of integrated appliances including single oven with four ring hob over, washing machine and upright fridge/freezer, single drainer sink unit with mixer tap over, double glazed window and door to the rear garden.

First Floor Landing

With fitted carpet and access hatch with pull down ladder to the loft space.

Bedroom 1

With fitted carpet, double glazed window to the rear and space for wardrobes.

Bedroom 2

With fitted carpet, double glazed window to the front aspect and built-in airing cupboard.

Shower Room

With suite comprising large walk-in shower with glazed screen, low flush WC, pedestal wash hand basin with mirror fronted medicine cabinet over, laminate flooring and recessed spotlighting.

Outside

The rear garden has been paved for easy maintenance all well enclosed by high fencing for privacy with useful TIMBER GARDEN SHED and rear access gate.

To the front of the property there is a small area laid to chippings for easy maintenance with driveway to the front providing off-road parking for one vehicle.

Property Services

Mains water, electricity and drainage.

Outgoings

Water and drainage rates are payable.

Directions

Proceed north out of Hereford city on Edgar Street (A49) and at the mini roundabout turn left, crossing over the bridge. Take the first left at the next mini roundabout onto Grandstand Road. After approximately 600 yards turn right into Golden Lion Close.

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

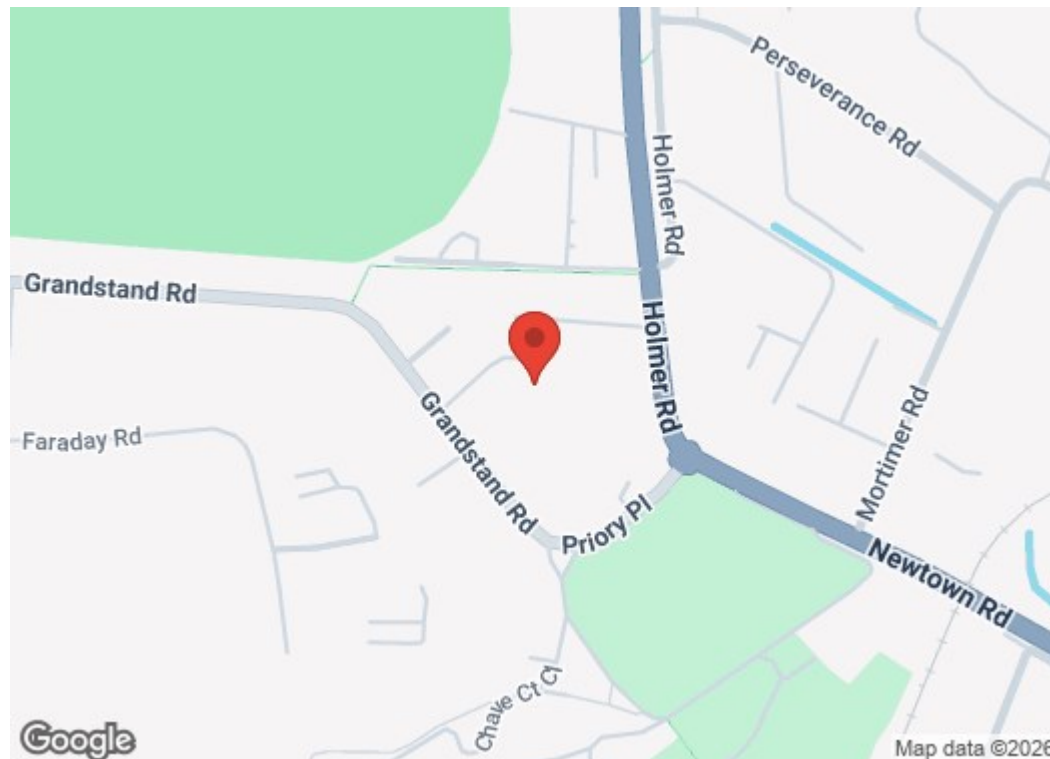
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Tenure & Possession

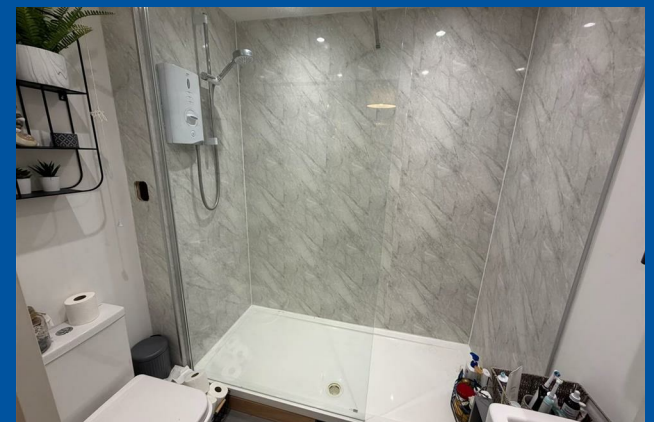
Freehold - vacant possession on completion.

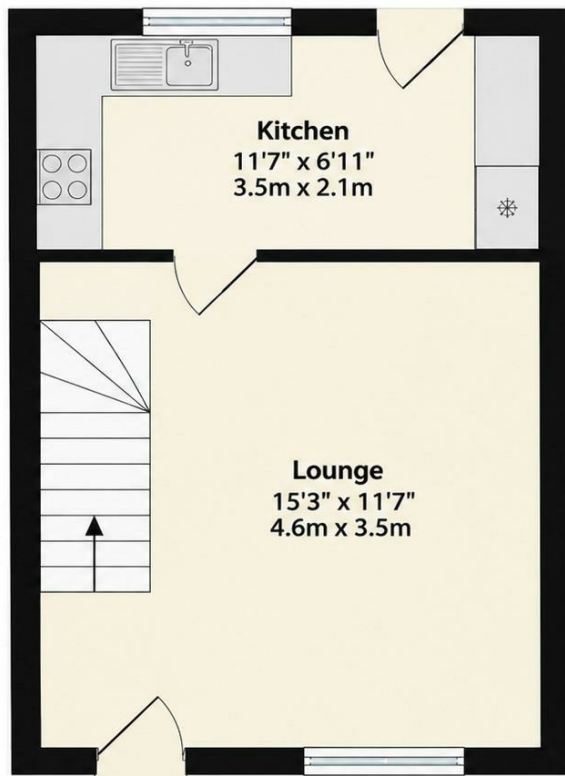
Residential lettings & property management

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.

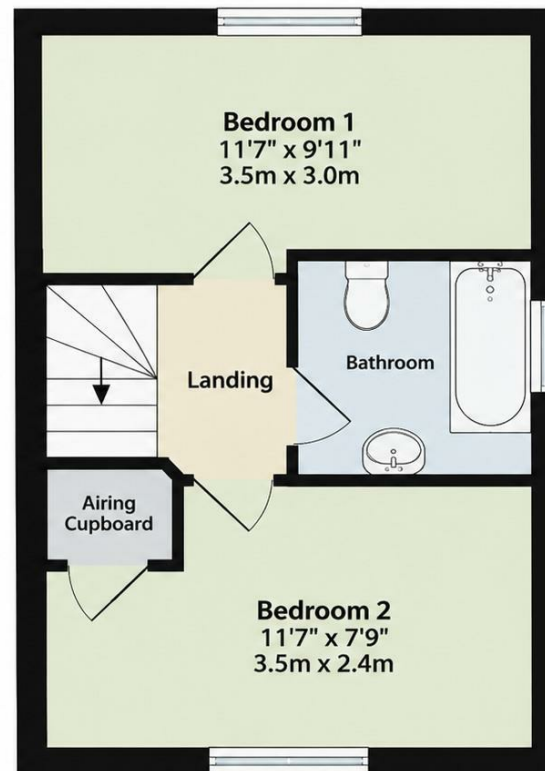


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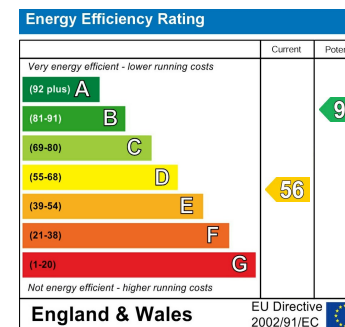


Ground Floor



First Floor

EPC Rating: D 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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