





28 COTTERELL STREET

HEREFORD HR4 0HQ

Asking Price £190,500

FREEHOLD

Situated in the popular residential location of Whitecross just a short distance from Hereford City Centre is this spacious two double bedroom semi detached period property offering ideal first time buyer accommodation. The property which benefits from gas central heating, double glazing, two double bedrooms, two receptions, a good sized rear garden and side access is also being offered for sale with no onward chain. A viewing is highly recommended.

Flint & Cook

28 COTTERELL STREET

• Popular residential location • Walking distance to the city centre • Two double bedrooms, two good sized receptions • Ideal for a first time buyer • Sold with no onward chain • Must be viewed!





Ground Floor

With entrance door leading into the

Living Room

With wood effect flooring, central ceiling light and two fitted wall lights, double glazed bay window to the front aspect, radiator, feature fireplace with wood burning stove and tiled hearth with bespoke cabinetry to either recess, an opening then leads into the

Family Room

With wood effect flooring, radiator, feature brick fireplace, carpeted stairs leading up with useful under stair storage cupboard, ceiling light point and large opening into the

Kitchen/Dining Room

A spacious kitchen/dining room with matching wall and base units with ample work surface space over and tiled splash back, stainless steel sink and drainer, integrated four ring gas hob with double electric oven below with cooker hood over, space for a freestanding fridge/freezer, under counter space for washing machine, ample space for a dining table, radiator, two velux windows, double glazed window and french doors out to the rear garden.

First Floor Landing

With fitted carpet, ceiling light point, large storage cupboard with fitted hanging rails and doors leading into

Bedroom One

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

Bedroom Two

With fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect.

Bathroom

Three piece white suite comprising panelled bath with tiled surround and mains fitment shower head over, low flush w/c, pedestal wash hand basin, radiator, double glazed window and large airing cupboard housing the gas central heating boiler.

Outside

To the rear there is a good sized garden with a stoned patio area leading to an area of lawn bordered by an array of plants and shrubbery enclosed by fencing with a wooden storage shed and access gate leading to the shared pathway out to the front. To the front there is a small courtyard accessed via a wooden gate enclosed by brick walling & hedging.

Agents Note

The property benefits from a flying freehold and has a shared access with the neighbouring house via the blue door to the right of the property.

Directions

From Hereford, proceed west on Whitecross Road taking the left hand turning for White Horse Street and then the first right for Cotterell Street where the

property is situated a short way down on the right hand as indicated by the Flint & Cook for sale board.

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.

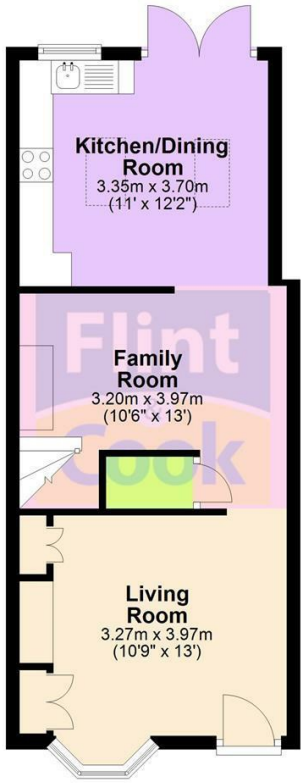
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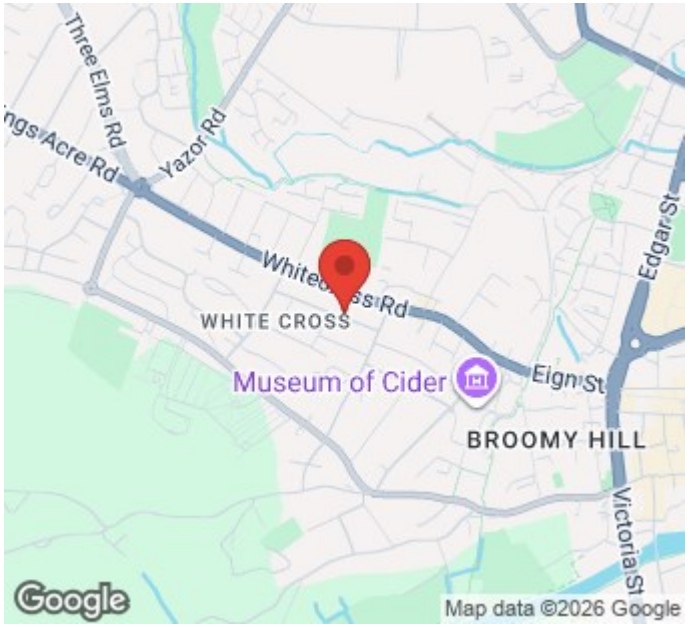
Ground Floor
Approx. 39.0 sq. metres (419.6 sq. feet)

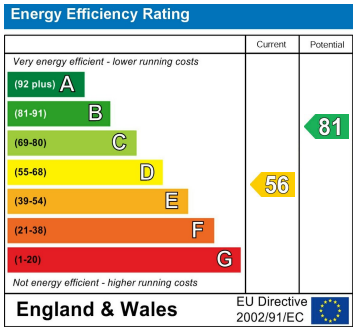


First Floor
Approx. 31.8 sq. metres (342.2 sq. feet)



Total area: approx. 70.8 sq. metres (761.8 sq. feet)





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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