



## 88 CHATSWORTH ROAD

HEREFORD HR4 9HZ

£199,950  
FREEHOLD

Situated in this popular residential location, a well presented two bedroom mid terraced home offering ideal first time buyer/ investor accommodation. The property benefits from gas central heating, double glazing, modern kitchen & bathroom, allocated parking and a low maintenance rear garden. A viewing is highly recommended.



# 88 CHATSWORTH ROAD

- Well presented throughout
- Ideal first time buyer/ investor accommodation
- Two bedroom mid terraced home
- Popular residential location
- Must be viewed
- Allocated parking and low maintenance garden



## Ground Floor

With upvc entrance door leading into the

## Living Room

With wood effect flooring, ceiling light point, radiator, double glazed window to the front aspect, carpeted stairs leading up with useful under stair space and large archway opening into the

## Kichen/Breakfast Room

A modern fitted kitchen with matching wall and base units with ample work surface space over, stainless steel sink and drainer unit, four ring gas hob with cooker hood over and electric oven below, space for a freestanding fridge/freezer, integrated washing machine, ample space for a breakfast bar/table, upright radiator, ceiling light point, recess spotlights and double glazed window and door out to the rear garden

## First Floor Landing

With fitted carpet, ceiling light point, loft hatch and doors to

## Bedroom One

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

## Bedroom Two

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

## Bathroom

Three piece suite comprising panelled bath with mains

fitment shower over and tiled surround, wash hand basin with storage below, tiled splash backs and illuminating mirror over, low flush w/c, chrome heated towel rail, double glazed window and recess spotlights.

## Outside

To the rear a small stoned patio area perfect for entertaining with stoned pathway leading to the large wooden storage shed and to the rear access leading to the allocated parking space. There is a small area of lawn and the garden is enclosed by fencing. There is additional communal parking available to the front of the property.

## Directions

Proceed west out of Hereford along Whitecross Road, take the fourth exit onto Yazor Road at the roundabout and proceed to the next roundabout taking the left turning (first exit) onto Grandstand Road, continue and take the right hand turning signposted for Chatsworth Road and the property is situated at the end of the cul-de-sac as indicated by the agents 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**

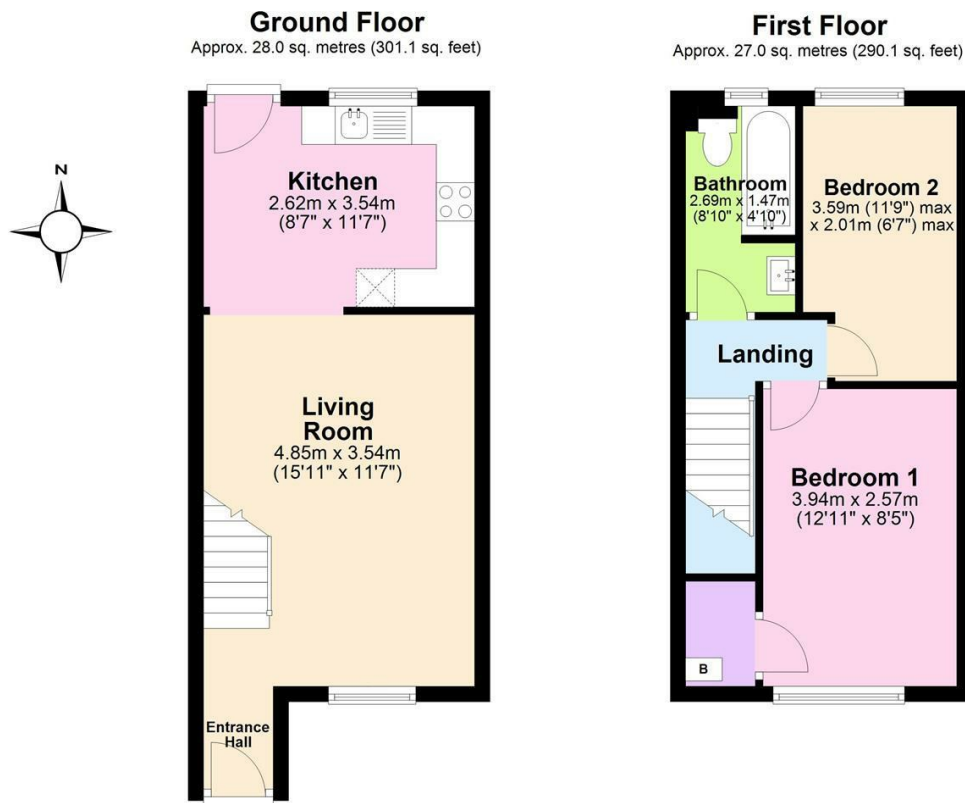
Freehold - vacant possession on completion.

### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

## **88 CHATSWORTH ROAD**





Total area: approx. 54.9 sq. metres (591.2 sq. feet)

**88 Chatsworth Road, Hereford**

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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