



## 44 CHATSWORTH ROAD

HEREFORD HR4 9HZ

£185,000  
FREEHOLD

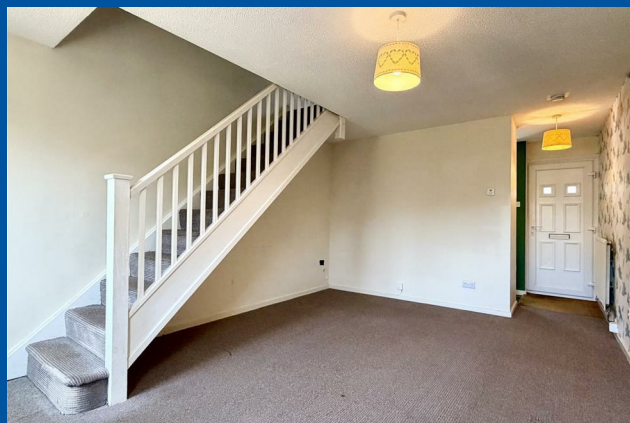
Situated within this popular residential location and offered for sale with no onward chain, a two bedroom end terraced property offering ideal first time buyer accommodation. The property benefits from gas central heating, double glazing, allocated parking & a good sized rear garden.

A viewing is highly recommended.



## 44 CHATSWORTH ROAD

- End terraced house • Two bedrooms • Gas central heating & double glazing • Allocated parking & good sized garden • No onward chain • Ideal for a first time buyer



### Ground Floor

With recessed entrance porch and entrance door leading into the

### Entrance Hall

With mat well, ceiling light point, radiator and openings into the

### Kitchen

Fitted with a range of wall and base units, tiled splash backs and ample work surface space over, stainless steel sink and drainer unit, under counter space and plumbing for a washing machine, space for a freestanding cooker with cooker hood over, space for a freestanding fridge/freezer, double glazed window to the front, wall mounted fuse box and ceiling light point.

### Lounge/Dining Room

A spacious lounge/diner with fitted carpet, central ceiling light, radiator, carpeted stairs leading up, double glazed window and door to the rear garden.

### First Floor Landing

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

### Bedroom One

A spacious double with fitted carpet, radiator, central ceiling light, double glazed window to the rear aspect and airing cupboard housing the gas

central heating boiler.

### Bedroom Two

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

### Bathroom

Three piece suite comprising a panelled bath with electric shower over and tiled surround, pedestal wash hand basin, low flush w/c, radiator and double glazed window.

### Outside

To the rear there is a good sized garden enclosed by fencing with a useful side access gate and storage shed, the garden is made up of patio and lawn. In the neighbouring car park there is one allocated parking space with additional parking to the front.

### Directions

From Hereford City Centre, proceed west on Whitecross Road, at the monument roundabout take the fourth exit onto Yazor Road and at the roundabout take the first exit left. Proceed along Grandstand Road and take the left hand turning signposted for Chatsworth Road.

### 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**

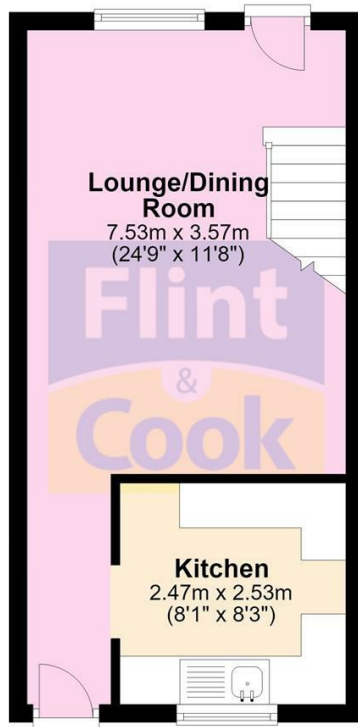
Strictly by appointment through the Agent (01432) 355455.

## **44 CHATSWORTH ROAD**



## Ground Floor

Approx. 26.9 sq. metres (289.1 sq. feet)



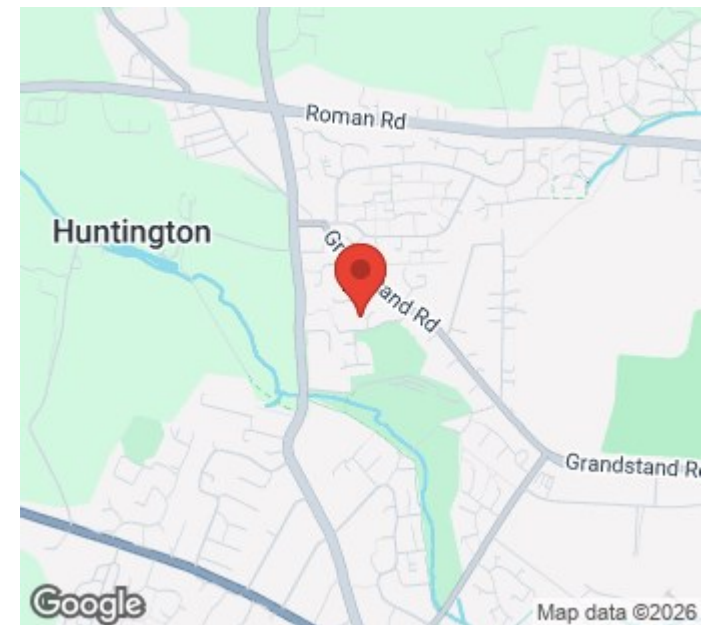
## First Floor

Approx. 25.9 sq. metres (278.6 sq. feet)



Total area: approx. 52.7 sq. metres (567.7 sq. feet)

**EPC Rating: C Hereford 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>                            |                         |           |
| (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 |           |

87

71

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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