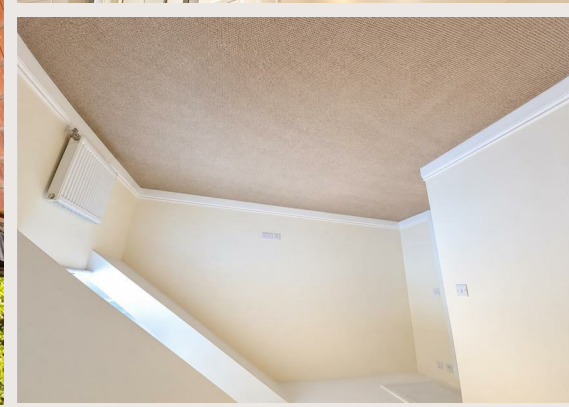
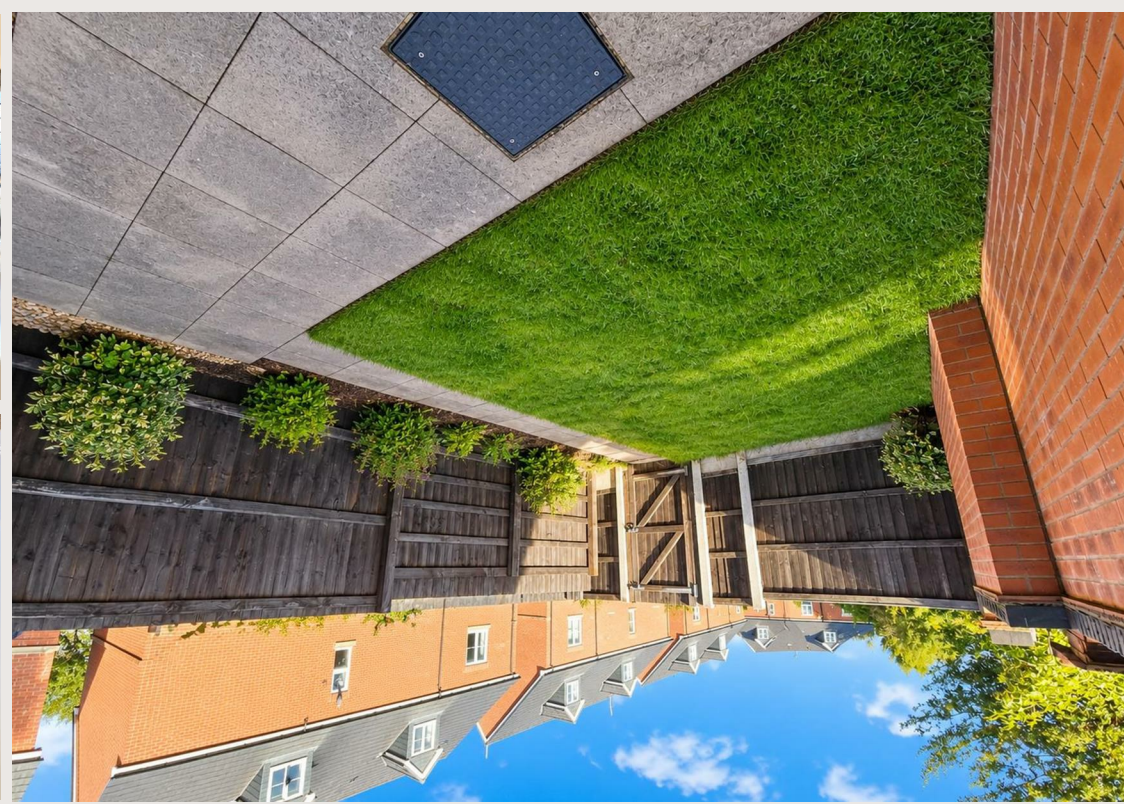
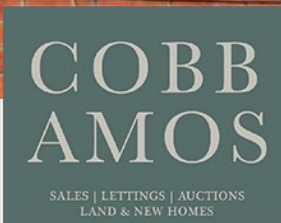




1, Railway Mews, Hereford, HR4 0BN
Price £240,000



1 Railway Mews Hereford

A wonderful opportunity to acquire a three bedroom modern townhouse style property located a short distance from Hereford City centre. Conveniently positioned to access the numerous local amenities as well as the City itself and with the added benefit of allocated parking. The gas central heated and double glazed accommodation is found over three floors with features such as a downstairs WC, family bathroom and en-suite shower room.

We highly recommend viewing this desirable property at your earliest convenience, call 01432-266007 to arrange your appointment.

- Modern semi detached home
- Three bedrooms
- Three story townhouse
- Off road parking space
- Downstairs WC
- En-suite shower room
- Enclosed rear garden
- Fully fitted kitchen
- Many local amenities nearby
- No onward chain

Material Information

Price £240,000
Tenure: Freehold
Local Authority:
Council Tax: C
EPC: (null)
For more material information visit www.cobbamos.com

Dimensions
Kitchen - 12'7 x 7'10
Living Room - 11'10 x 9'5
Bedroom 1 - 13'1 x 11'10
Bedroom 2 - 11'10 x 9'5
Bedroom 3 - 11'10 x 7'6

Property Description
The property is entered via the main entrance door into the hallway which has stairs leading to the first floor landing and a door opening into the kitchen. The kitchen features a tiled floor, matching white wall and base units with integrated fridge freezer, dishwasher and washing machine and built in oven and hob. From the kitchen a door opens into the downstairs WC and there is a useful under stairs cupboard opposite. The living room features laminate flooring, wall mounted electric fire with surround and hearth, double glazed window and door to the rear. From the hallway stairs lead up to the first floor landing with doors leading off to bedroom one with a window to the front aspect, bedroom three with a rear facing window and the bathroom comprising of a tiled floor, panel bath with electric shower and tiled wall above, WC and pedestal basin. Stairs rise again to the second floor where there is a further bedroom with Velux window to the rear and an en-suite shower room with tiled floor, WC, pedestal basin and tiled shower cubicle.

Gardens & Outside
The property is approached from the front via concrete steps to a pathway that leads to the canopy porch and main entrance door. A door leads from the living room out into the rear garden where it is mainly laid to lawn with a patio and pathway with a border to one side that continues to the far end of the garden where a wooden gate opens to the allocated parking space. The garden is enclosed by brick wall to one side wit the remainder being wooden fencing.

Location
Railway Mews is wonderfully located being less than half a mile from Hereford City centre and with many local amenities close by including primary school, Sainsburys and Aldi supermarkets, pubs, Indian and Chinese takeaways, fish and chips, barbers. The more comprehensive facilities of Hereford City centre are within easy reach and include train and bus transport routes, doctors, hospital, restaurants and cinema.

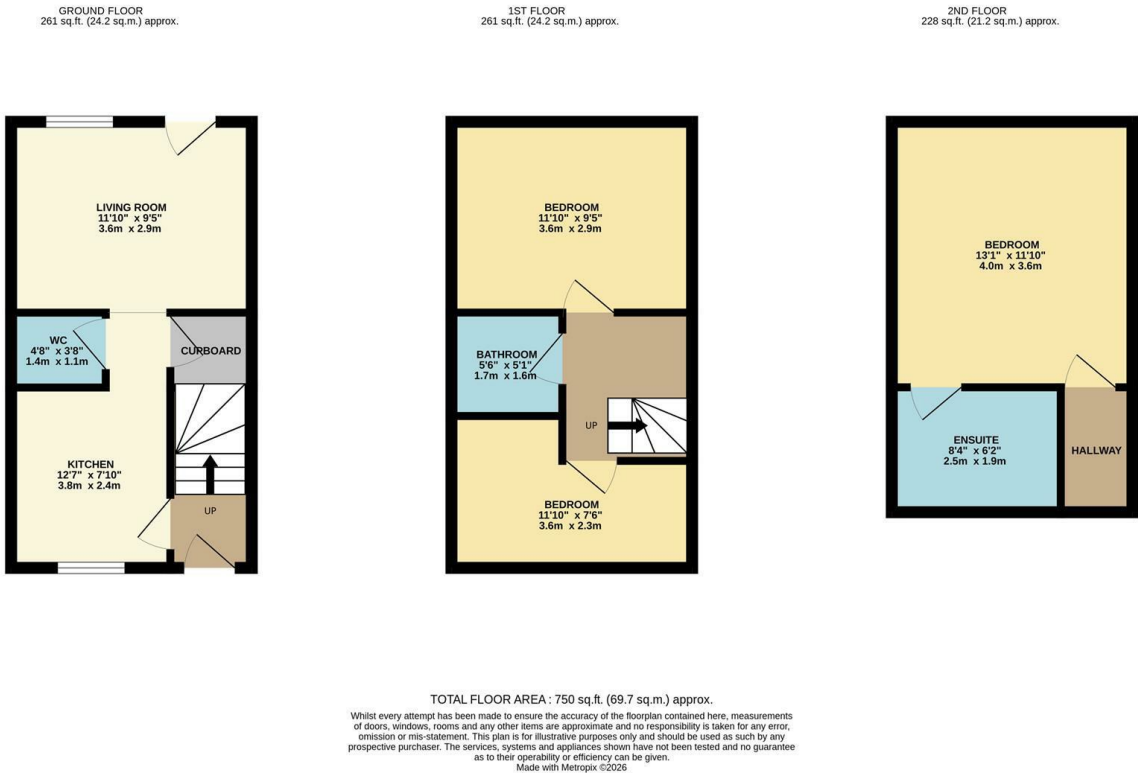
Services
All mains services are connected to the property

Mobile Phone Coverage
Please see <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband
Broadband Download Upload Availability
Standard 19 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 8000 Mbps 8000 Mbps Good
Networks in your area - Openreach, Full Fibre

Anti-Money Laundering Regulations
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Directions
From the office turn right into Victoria Street A49 and then turn left at the traffic lights onto Eign Street A438. Turn left at the next set of traffic lights towards Sainsburys, continue ahead where Railway Mews can be found in front of you and number 1 is on the left hand side.

