52 BARRS COURT ROAD

AYLESTONE HILL, HEREFORD HR1 1EQ

Asking Price £345,000

FREEHOLD

An elegant semi-detached property conveniently located opposite Hereford railway station less than a mile from the city centre. Constructed in the early 20th century, the property is in excellent order providing very spacious accommodation with 4 bedrooms and converted cellar, off road parking and garden.

Flint & Cook

52 BARRS COURT ROAD

• Semi detached period house • Convenient location • 4 bedrooms • Gas central heating • Converted cellar • Off-road parking

The property is in excellent order and provides very spacious accommodation over three floors plus a converted cellar. The house benefits from gas central heating, double glazing, side access, off-road parking and a good sized rear garden.

The property is well placed for access to further education colleges, (sixth form, art and technical), the hospital and Churchill Gardens recreation area.

Previously the property has been a house in multiple occupation (HMO) and has had appropriate licences. It would either make an excellent investment or a lovely family home.

The whole is more particularly described as follows

Entrance Porch
Door to

Hall
With radiator and door to

Converted Cellar
With radiator and smoke alarm. Door to former fuel chute and window.

Sitting Room
With electric fire with a former open fireplace behind, bay window with seat, radiator and bookshelf store cupboards.

Dining Room
With laminate flooring, radiator and window.

Kitchen
With painted base and wall units, work surfaces, tiled splashbacks, 1½ bowl sink unit, extractor hood, electric cooker point, radiator, two windows and door to

Utility Room
With plumbing for washing machine, radiator and window.

Downstairs Clockroom
With WC, wash hand basin and window.

Staircase from Entrance Hall to Half Landing with window.

First Floor Landing
With radiator.

Bedroom 1
With radiator and windows to front.

Bedroom 2
With period fireplace, radiator and window to rear.

Spacious Bathroom
With a white suite comprising bath, wash hand basin with cupboard under, WC, separate double width shower cubicle with mains fitment, cupboard housing gas fired central heating boiler, radiator, extractor fan, shelving and two windows.

Staircase from First Floor Landing to

Second Floor Landing

Bedroom 3

(Restricted headroom) With period fireplace, radiator, built-in wardrobe and window to front.

Bedroom 4

(Restricted headroom) With built-in wardrobe, period fireplace, radiator and window to rear.

Outside

To the front of the property there is a gravelled parking area with pathway to either side (potential to create an additional parking space, subject to necessary consent).

Good sized rear garden (footpath to rear) which is enclosed by fencing and has a paved patio and lawned area. Outside water tap and storage shed.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Water and drainage rates are payable.

Directions

What3Words - //////honest.pack.digit

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Additional Note

There is the possibility of purchasing a residents/visitors parking permit in Hopton Road however applicants should seek clarification.

Money Laundering Regulations

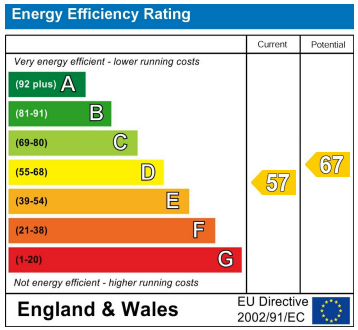
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

52 BARRS COURT ROAD



EPC Rating: D Hereford Council Council Tax Band: C

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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk