



38 MOOR STREET

HEREFORD HR4 9LA

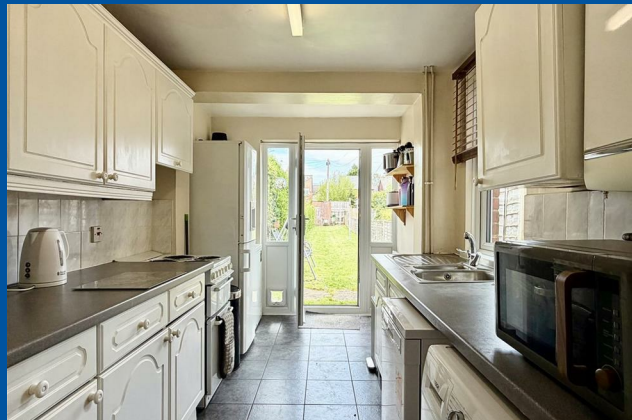
£189,950
FREEHOLD

Victorian terraced house within easy walking distance to the city centre with two double bedrooms, two reception rooms, fantastic rear garden! Ideal for first time buyer or investment. Must be viewed!



38 MOOR STREET

- Walking distance to the City Centre
- Two double bedrooms, two receptions
- Fantastic rear garden
- Ideal first time buyer home
- Mid terraced home
- Must be viewed



Ground Floor

With entrance door leading into the

Entrance Hall

With fitted carpet, ceiling light point, radiator and door leading into the

Dining/ Sitting Room

With fitted carpet, two radiators, central ceiling light, triple glazed double opening window to the front aspect with fitted blinds, stairs leading up with useful under stair storage cupboard and door leading into the

Living Room

With fitted carpet, central ceiling light, radiator, double glazed window to the rear aspect with fitted blind and opening into the

Kitchen

Comprising a range of fitted wall and base units with work surface space over & tiled splash backs, 1 1/2 bowl sink and drainer unit, under counter space for washing machine and a slimline dishwasher, space for a freestanding cooker, fridge/freezer and tumble dryer, double glazed window to the side aspect and door out to the rear garden, tiled floor, ceiling light point, radiator and wall mounted gas central heating boiler.

First Floor Landing

With fitted carpet, ceiling light point and doors to

Bedroom One with Bathroom

With exposed wooden floorboards, central ceiling light, radiator, double built in wardrobe, double glazed

window with fitted blind to the rear aspect and door into the

Bathroom

Three piece suite comprising panelled bath with mains fitment rainfall shower head over and tiled surround, pedestal wash hand basin, low flush w/c, double glazed window, radiator and vinyl flooring.

Bedroom Two

A spacious double bedroom with exposed wooden floorboards, central ceiling light/fan, radiator, loft hatch, triple glazed window with fitted blind to the front aspect.

Outside

To the rear a fantastic garden 70ft garden laid mostly to lawn with a small concrete patio, enclosed by fencing and hedging.

Directions

Proceed north out of Hereford city along Edgar Street heading past the Courtyard then taking the first turning left into Moor Street and the property is situated a short distance down on the right hand side.

Agent Note

Please note all windows are top and bottom opening.

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

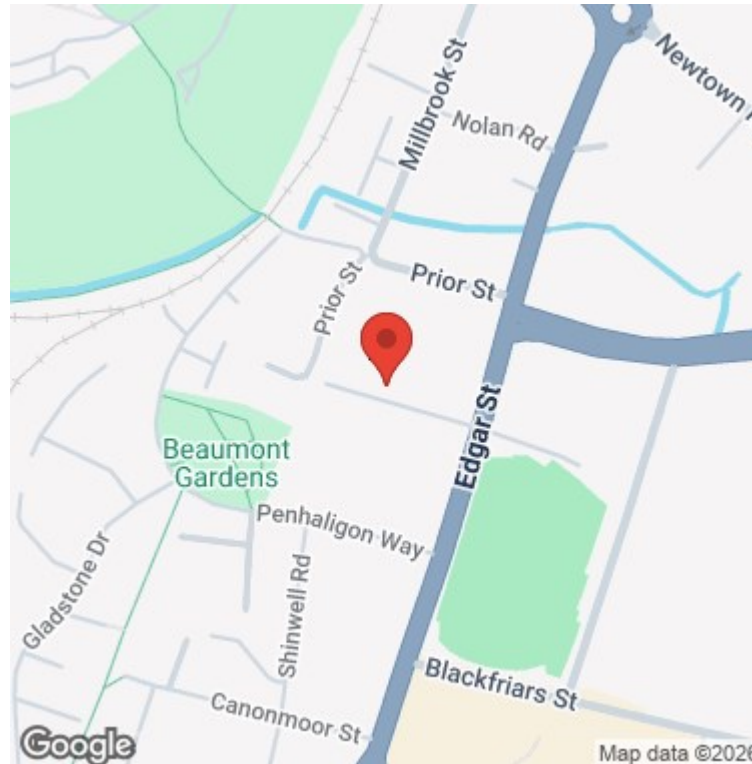
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

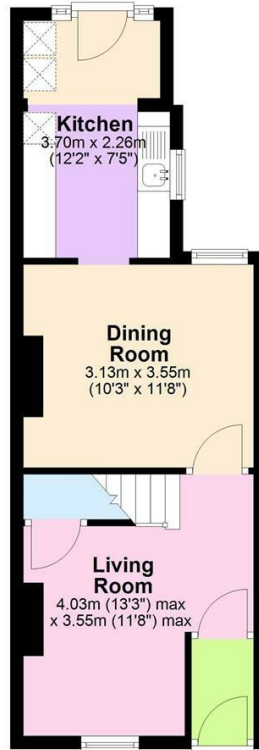
Strictly by appointment through the Agent (01432) 355455.



38 MOOR STREET



Ground Floor
Approx. 34.4 sq. metres (370.4 sq. feet)



First Floor
Approx. 31.1 sq. metres (334.8 sq. feet)



Total area: approx. 65.5 sq. metres (705.2 sq. feet)
38 Moor Street, Hereford

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: C 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

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

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

