



53 MOUNT CRESCENT

HEREFORD HR1 1NQ

Asking Price £310,000
FREEHOLD

This attractive semi-detached house is pleasantly located on a corner position in a well established and highly favoured residential area, about 1½ mile northeast of Hereford city centre. Constructed in the 1930s, the property has replacement double glazing, gas central heating and is an ideal family home having a good-sized garden, two driveways and garage together with a conservatory.



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- Traditional semi-detached house
- Sought after residential area - corner position
- 3 Bedrooms
- Garage
- Gas central heating and double glazing
- Good sized garden



Local amenities include various shops, public houses, churches, bus service, doctors' surgery, primary and secondary schools and the property is also well placed for access to Hereford hospital, the railway station and further education colleges.

In more detail the accommodation comprises:

Recessed Porch with tiled floor and door to

Entrance Hall

With radiator, central heating thermostat, understairs storage cupboard and pantry.

Lounge

With bay window to the front, feature fireplace surround and radiator.

Dining Room

With gas fire, radiator and window to the rear.

Kitchen

Fitted with base and wall mounted units with worksurfaces and tiled splashbacks, built-in electric oven, four ring gas hob and extractor hood, sink unit, plumbing for washing machine, gas fired central heating boiler, window to side and door to

Conservatory

With sliding door to rear garden.

A staircase leads from the Entrance Hall to

First Floor Landing

With hatch to roof space.

Bedroom 1

With fitted wardrobes, radiator and bay window to front.

Bedroom 2

With radiator and window to rear.

Bedroom 3

With radiator and window to front.

Bathroom

With bath with electric shower, wash hand basin, radiator, storage cupboard and window.

Separate WC

With low flush suite and window.

Outside

The property is approached via double gates which lead onto the tarmac driveway. The front garden is enclosed by hedging and fencing with shrubs and a flowerbed.

Side access leads to the large rear garden which is a particular feature of the property and is enclosed by mature hedging, mainly lawned with a paved patio, numerous shrubs and rose bushes.

A separate vehicle entrance through double gates leads to a further driveway and GARAGE with up-and-over door, window and side door. Outside water tap.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

What3words ///guitar.origin.ruins

From Hereford proceed towards Ledbury on the A438. Continue past the Rose and Crown Public House and at the traffic lights take the second turning into Mount Crescent. Follow the Crescent around and the property can be found on the left hand side.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

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.

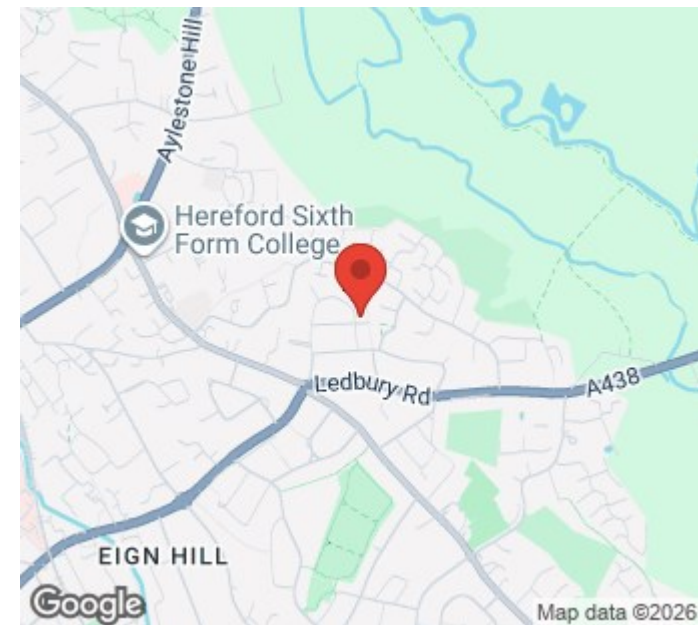
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Total area: approx. 82.7 sq. metres (890.4 sq. feet)

EPC Rating: D Hereford Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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