103 HIGHMORE STREET

HEREFORD HR4 9PG

£245,000

FREEHOLD

Situated in this popular residential location, a well presented two double bedroom end terraced property offering an ideal first time buyer home. The property benefits from two reception rooms, a large driveway, garage and good sized garden, gas central heating and double glazing. A viewing is highly recommended.

Flint & Cook

103 HIGHMORE STREET

• End terraced house • Well presented throughout • Garage, driveway & garden • Two double bedrooms • Ideal for a first time buyer • Popular residential location

Ground Floor

With recessed entrance porch and composite front door leading into the

Entrance Hall

With fitted carpet, radiator, ceiling light point, feature archway, carpeted stairs leading up and door leading into the

Dining Room

With wood effect flooring, ceiling light point, radiator, double glazed window to the rear aspect, useful under stair storage cupboard, fireplace with tiled hearth with exposed brick mantle, bespoke fitted cupboard to the recess and openings into the living room and kitchen.

Living Room

With wood effect flooring, radiator, ceiling light point, panelled wall and double glazed window to the front aspect.

Kitchen

Fitted with matching wall and base units with ample work surface space over, stainless steel sink and drainer unit, integrated four ring electric hob with extractor over, integrated oven, under counter space and plumbing for washing machine and dishwasher, space for a freestanding fridge/freezer, breakfast bar, double glazed window to the side aspect and double glazed french doors out to the rear garden, tiled floor and recess spotlights.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch, useful airing cupboard with fitted shelving and doors leading to

Bedroom One

A spacious double bedroom with ample space for wardrobes and with fitted carpet, ceiling light point, radiator, double glazed window to the front aspect and feature fireplace.

Bedroom Two

A second double with fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect with views across Hereford racecourse.

Bathroom

A full suite comprising panelled bath with tiled surround, vanity unit with low flush w/c, wash hand basin with storage under, walk in shower with rainfall shower head over, panelled surround, double glazed window, airing cupboard housing the gas central heating boiler, wood effect flooring, recess spotlights and double glazed window to the rear.

Outside

To the front of the property there is a large brick paviour driveway providing off road parking for many vehicles with access to the recessed entrance porch and garage. There is a useful outside tap. A five bar wooden gate leads into the rear of the garden. To the rear, the french doors open out onto a concrete patio area with pathway

leading to the the remainder of the garden which is laid to lawn and enclosed by fencing.

Single Garage

Large single garage with light, power and plumbing. Double doors open to the front onto the driveway, there is a personal door and two double glazed windows.

Agents Note

Please note, the neighbouring property has a right of access across the rear garden of no.103.

Directions

From Hereford City Centre, proceed west along Whitecross Road, at the roundabout take the fourth exit right onto Yazor Road, continue to the end of the road and turn left at the roundabout (first exit) and then take the first right hand turning onto Highmore Street where the property is situated towards the end of the road on the right hand side.

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.

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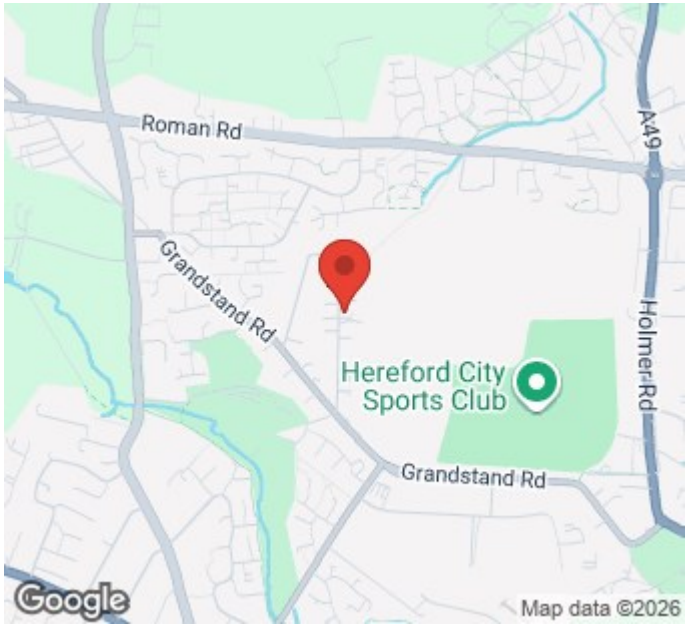
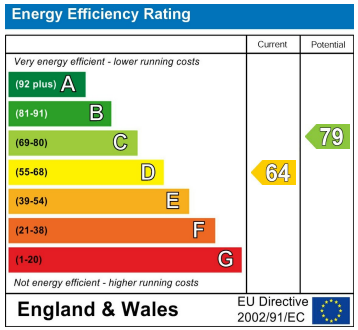
Total area: approx. 78.8 sq. metres (848.1 sq. feet)

103 Highmore Street, Hereford





EPC Rating: D 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

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