



2 BIRCH GROVE

HEREFORD HR2 6AS

£225,000
FREEHOLD

Situated south of Hereford City, a three bedroom end terraced home being offered for sale with no onward chain and offering ideal first time buyer/ family accommodation. The property benefits from three double bedrooms, one with dressing area and en-suite, driveway parking and low maintenance rear garden. A viewing is highly recommended.



2 BIRCH GROVE

- End terraced home
- Three bedrooms, one en-suite & bathroom
- Driveway parking & low maintenance rear garden
- Ideal first time buyer/family home
- Sold with no onward chain!
- Must be viewed!



Ground Floor

With canopy porch, steps leading up to the entrance door providing access into the

Entrance Hall

With vinyl flooring, carpeted stairs leading up, ceiling light point, cupboard housing the fuse box and meters, radiator and door leading into the

Living Room

With vinyl flooring, ceiling light point, radiator, double glazed window to the front aspect, useful under stair storage cupboard and door leading into the

Kitchen/Dining Room

Comprising fitted base units with ample work surface space over with tiled splash back, stainless steel sink and drainer unit, under counter space for washing machine, space for a free standing fridge/freezer, integrated electric hob with cooker hood over and integrated electric oven, tiled floor, two ceiling light points, ample space for dining with radiator, useful storage cupboard, double glazed window and door out to the rear garden.

First Floor Landing

With fitted carpet, double glazed window, ceiling light point, smoke alarm, loft hatch and doors to

Bedroom One with En-suite & Dressing Area

With fitted carpet, ceiling light point, radiator, double glazed window and door leading into the Dressing area

With vinyl flooring, ceiling light point, radiator, double glazed window and fitted wardrobes with hanging rail and shelving, a door leads into the En-suite shower room

Comprising fitted shower cubicle with mains fitment rainfall shower head over and tiled surround, low flush w/c, wash hand basin with storage under, ceiling light point, chrome heated towel rail and double glazed window.

Bedroom Two

With fitted carpet, ceiling light point, radiator and double glazed window to the front aspect.

Bedroom Three

With fitted carpet, ceiling light point, radiator, built in storage cupboard and double glazed window to the front aspect.

Bathroom

Comprising a three piece white suite with panelled bath and part tiled surround, wash hand basin with storage under, low flush w/c, chrome heated towel rail, vinyl flooring, ceiling light point and double glazed window.

Outside

To the rear a good sized low maintenance garden laid to decking and patio for ease and low maintenance with good sized wooden storage shed. The rear garden is enclosed by fencing with a side access gate to the side bin store front. To the front there is a good sized concrete driveway with a large area of stone providing

further off road parking enclosed by fencing and double wooden gates with additional pedestrian gate.

Agents Note

The neighbouring property has a right of access across the rear of no.2.

Directions

From Hereford proceed south on the A49 towards Ross-on-Wye, almost immediately on entering Ross Road turn left into Hinton Road (by The Welsh Club), continue over the mini roundabout and take the second turning into Hinton Crescent, then turn left into Chestnut Drive and take the second right into Birch Grove where the property will be located at the end on the left hand side as indicated by the agents for sale board.

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.

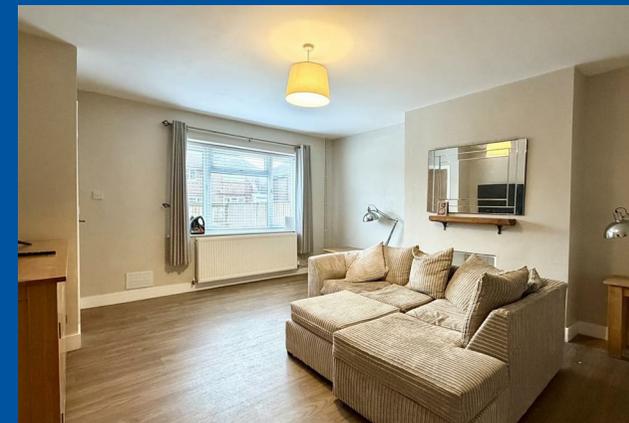
Tenure & Possession

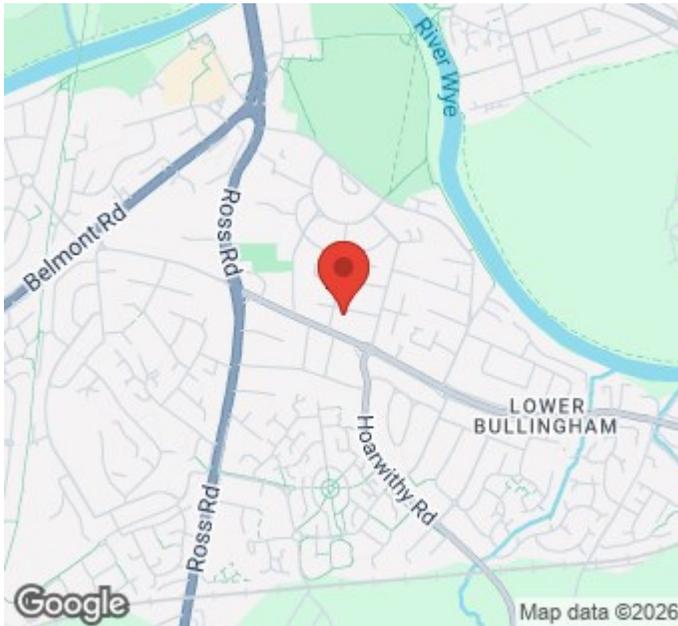
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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EPC Rating: **Council Tax Band: B**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 	

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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