2 MATCHCROFT

EAU WITHINGTON, HEREFORD HR1 3NH

Asking Price £150,000

FREEHOLD

2 Matchcroft offers an exciting opportunity for purchasers looking to take on a renovation project and create a home to their own specification. The property requires comprehensive modernisation and finishing throughout; however, a number of significant works have already been undertaken, including a new roof, new BioDisc drainage system and rewiring, with the electrical installation requiring completion. Offering three-bedroom accommodation, a good-sized garden and scope to create additional off-road parking, the property has plenty of potential to become an attractive family home.

Flint & Cook

2 MATCHCROFT

• Requires full renovation throughout • Three bedrooms • Semi detached house • Sold with no onward chain • Potential to create off road parking • Must be viewed!

Ground Floor

The property is approached via an entrance porch, with a further door opening into the entrance hall. From here, stairs rise to the first floor, with access to the ground-floor bathroom and the main living accommodation.

The lounge/dining room provides the principal reception space, with a double-glazed window to the front aspect and an opening through to the kitchen, creating the potential for a sociable and more open-plan living arrangement as part of the renovation.

The kitchen area provides access to a rear porch, together with a useful storage cupboard and a further door leading back into the ground-floor bathroom.

First Floor

From the landing, doors provide access to three bedrooms and a separate toilet/shower room.

The bedrooms comprise one positioned to the rear with a double built-in wardrobe; a front-facing bedroom with a double fitted wardrobe, double-glazed window and radiator; and a further bedroom with a double-glazed window to the side aspect and radiator.

The toilet/shower room currently has a low-flush WC and wash hand basin, together with a Velux window. There appears to be potential to incorporate a walk-in shower, subject to the necessary works and suitability.

Outside

Outside, the property benefits from a good-sized side and rear garden, providing plenty of scope for landscaping and improvement.

There is a timber-framed car port/lean-to with a concrete base, while the size and arrangement of the outside space offers potential to create additional off-road parking, whilst still retaining a good-sized garden.

Overall, 2 Matchcroft represents an excellent renovation opportunity, with some of the more substantial infrastructure works already undertaken. Once completed and modernised, the property offers the potential to create a well-proportioned three-bedroom home with good outside space and parking.

Directions

From Hereford, head north on the A465 over Aylestone Hill. At the roundabout, take the third exit onto the A4103 (Worcester Road). Take the left hand turn towards Bromyard onto the A465 and continue for a mile, where the property can be found 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 and electricity are connected. Private drainage.

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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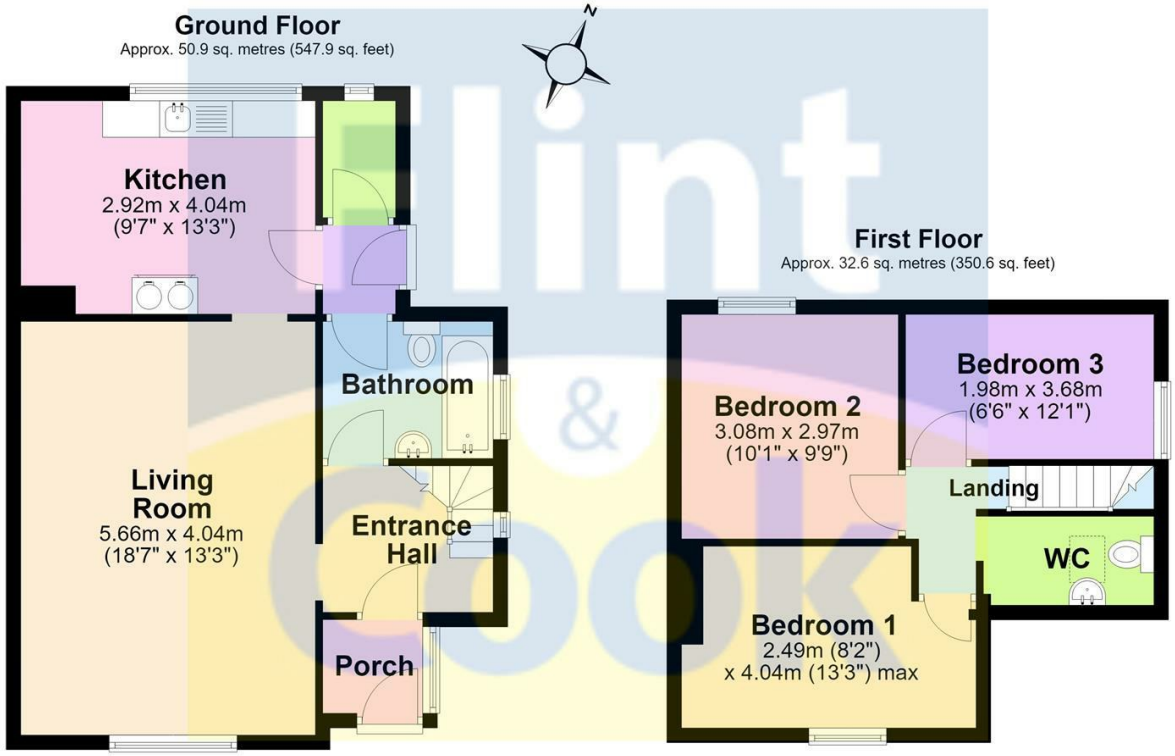
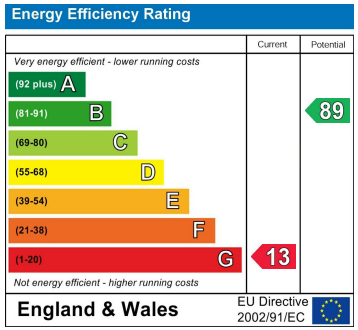


Total area: approx. 83.5 sq. metres (898.6 sq. feet)



EPC Rating: G Hereford 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

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