





57 HAROLD STREET

HEREFORD HR1 2QU

Asking Price £240,000

FREEHOLD

This pretty period terraced house is pleasantly located in a popular residential area known as 'St James' Village' which lies within walking distance of the city centre, Bishop's Meadow and Castle Green. The property has recently been comprehensively renovated. Within St James there is a primary school, church, shop and public house and the River Wye is nearby with riverside walks.

Flint & Cook

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• Lovely Victorian house • Highly sought after location • Attractively renovated • 2 bedrooms • Gas central heating • Good size garden





In more detail the accommodation comprises

Dining Room
With feature fireplace with hardwood mantel, radiator and double glazed windows with shutters to front.

Living Room
With recessed fireplace and wood burning stove, vertical radiator, window and door to

Double Cellar

Kitchen
Fitted with range of contemporary style base and wall mounted units with work surfaces and tiled splashbacks, built-in electric oven, four-ring hob with extractor hood over, sink unit, built-in dishwasher, fridge-freezer and tiled floor.

Lean-to Rear Porch/Utility Area
With plumbing for washing machine and door to rear.

Bathroom
With white suite comprising bath with mixer tap over, mains shower with overhead and handheld fitments, WC, wash hand basin, tiled floor, ladder style radiator, extractor fan, 2 windows and storage cupboard housing the gas fired central heating boiler.

Staircase leads from Living Room to

First Floor Landing
With smoke alarm.

Bedroom 1
With hatch to roof space, radiator and window to front.

Bedroom 2
With radiator and window to rear.

Outside
To the front of the property there is a small courtyard with brick boundary walls.

To the rear is a large garden which is mainly laid to lawn with a large porcelain paved patio and is enclosed by mature Beech hedging and fencing. Also included are raised beds, outside light and power socket.

Agent's Note
There is a restricted pedestrian right of way for the benefit of the property to the rear.

Harold Street operates a residents parking permit scheme.

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

Outgoings
Water and drainage rates are payable.

Directions
What3Words ///flute.rang.copies

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.

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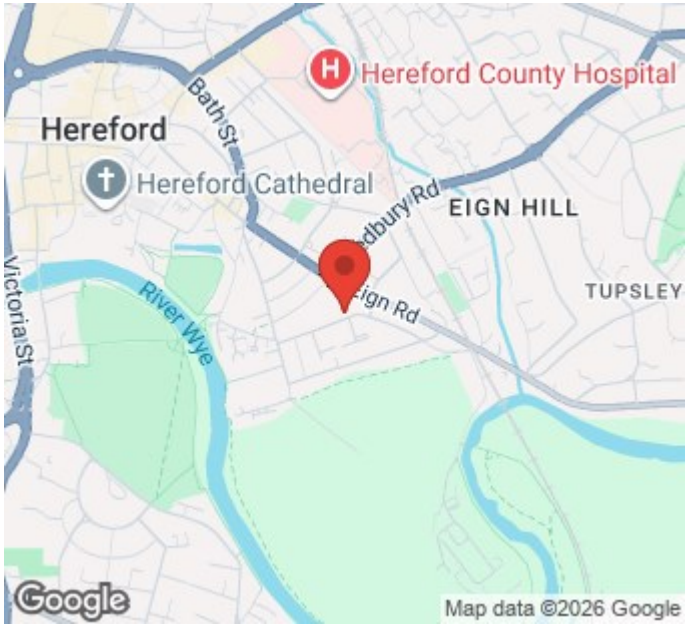
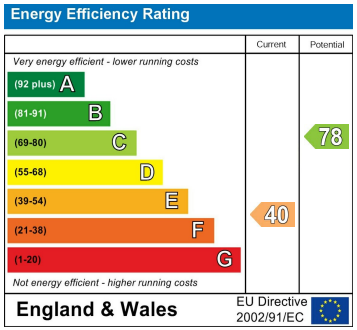
Total area: approx. 86.6 sq. metres (932.2 sq. feet)





EPC Rating: E 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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