



12 TAUNTON WAY  
Hereford HR4 9TT

BB



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Access to the rear of the  
property

In a well-established and popular residential area, and ideal as a first home, or investment, a well presented mid-terraced house with garden room and allocated parking space with an attractive outlook over a designated green space.

**Guide Price £189,995**

#### **Situation and description**

This well-established and very popular residential area lies on the northwestern side of Hereford and offers easy access into the city centre. Locally there is a Co op supermarket and newsagents as well as a local pub and doctor's surgery. A regular bus service runs to and from the city centre, where there are excellent shopping facilities as well as a multiplex cinema, cafes, restaurants and much more.

Ideal for first time buyers or as an investment this mid-terraced house is south facing overlooking a large communal green, interspersed with a number of trees. The house itself offers gas fired central heating, a modern bathroom with both bath and separate shower, all fitted carpets and double glazing. A garden room has also been added to the rear and the garden has been paved for ease of use.

On arrival a recessed porch has a cupboard housing the gas boiler with a front door then leading into an entrance hall with fitted carpet and archway through to a good-sized living/dining room with decorative stone fireplace along one wall and glazed doors to a useful garden room which has direct access to outside.

The kitchen lies at the front of the house and overlooks the green and has a range of modern-fitted units with cupboards and drawers, as well as cooker space, space and plumbing for a washing machine and fridge, working surfaces and a fitted cooker hood.

From the hall a fully carpeted staircase leads up to a first-floor landing with access to roof space, and doors to two good-sized bedrooms, one with fitted wardrobe and built-in airing cupboard, as well as views over the green to the front. A modern bathroom then includes all the usual fittings as well as a separate shower cubicle, ladder radiator and extractor fan.

#### **Outside**

To the front there is a small, enclosed area with pathway to the front door. At the rear the garden space has been slabbed for easy maintenance and is enclosed by close boarded fencing with a gate out onto a shared pathway, which provides access to the rear of the terrace. An allocated parking space then lies a short distance away.

#### **Services and considerations**

Mains water electricity gas and drainage are all connected.

Tenure Freehold

Council Tax Band B

EPC C 72/91

Mobile coverage TBC

Broadband TBC

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

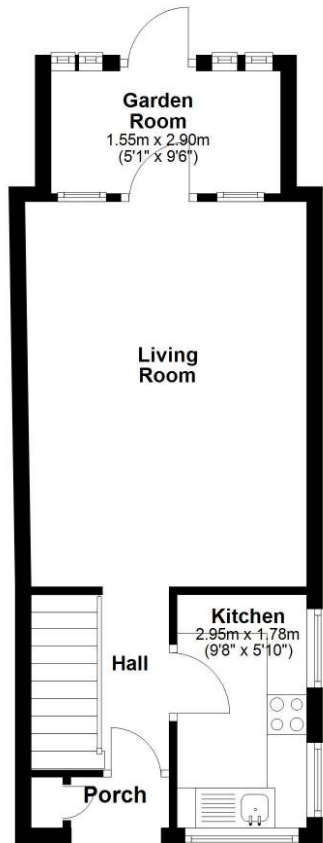
Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

#### **Directions**

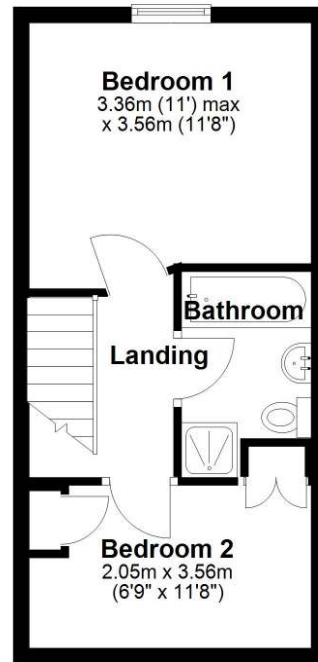
What3words [///grow.groom.cheer](https://www.what3words.com/#!/grow.groom.cheer)

From Hereford city centre take the A49 north towards Leominster and Shrewsbury and continue almost out of the city, before turning left at the roundabout at 'The Starting Gate Inn' into Roman Road. Continue past the racecourse before turning second left into Kempton Avenue. Follow the road around passing Sandown Drive and take the second turning on the left into Brighton Grove. Turn left again into a parking area and note the space marked for number 12. Walk towards the green bearing left and the property will be found on the left.

## Ground Floor



## First Floor



Total area: approx. 59.6 sq. metres (641.1 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.



# Brookes Bliss

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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**rightmove**





G/F Kitchen / Living Room - F/F One of two bedrooms with supporting bathroom

