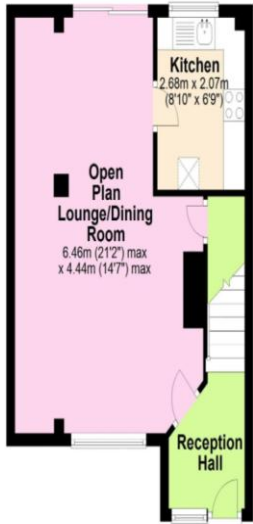






Ground Floor

First Floor



Total area: approx. 72.8 sq. metres (783.1 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

Certificate Number : 2817-3910-7200-1609-9204

Score	Energy rating	Current	Potential
92+	A	73	88
81-91	B		
69-80	C	73	88
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2817-3910-7200-1609-9204>

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



For Sale: 2 Highgrove Bank, Hereford

2 Highgrove Bank, Hereford, HR1 2TA
 OIRO £240,000 | Freehold | No Onward Chain

A well-presented two-bedroom terraced house set within a pleasant residential location to the north of Hereford.

The ground floor features a spacious open-plan living and dining area, with doors opening directly onto the rear garden, creating a light and practical space for everyday living and entertaining. From here, the layout flows through to a modern fitted kitchen equipped with an inbuilt oven, hob and extractor, offering a clean and functional design.

To the first floor are two double bedrooms, with the main bedroom benefitting from a walk-in wardrobe, providing excellent storage. The bathroom is fitted with a suite including a bath and separate shower.

Further advantages include gas central heating, off-street parking, and a private rear garden with a patio area and lawn.

Offered freehold and with no onward chain, this property presents an excellent opportunity for first-time buyers, downsizers or investors seeking a straightforward purchase.

Services and Information
 We understand that the property is connected to all mains services: water and electricity.

Council Tax Band: B (Herefordshire Council).
 EPC Rating: C

Tenure: Freehold.

According to Ofcom, ultrafast broadband is available in this area.