



## 4 DAWS ROAD HEREFORD HR1 2JJ

Asking Price £173,000  
FREEHOLD

Situated in this convenient central location just a short walk from the City Centre and County Hospital is this two double bedroom period terraced home requiring a degree of modernisation throughout and being sold with no onward chain. The property benefits from two double bedrooms, two receptions and a downstairs W/C. A viewing is highly advised.



## 4 DAWS ROAD

- No onward chain • Convenient central location • Two double bedrooms, two receptions, downstairs W/C • Ideal for a first time buyer/ investor • Must be viewed! • Older style mid terraced house



### Ground Floor

With upvc entrance door into the

#### Entrance Hall

With fitted carpet, ceiling light point and partially glazed door leading into the

#### Living Room

With fitted carpet, central ceiling light, radiator, double glazed window to the front aspect, gas fireplace with feature brick surround and an opening into the

#### Dining Room

A spacious and flexible space with fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect, carpeted stairs leading up, wall mounted fireplace and door into the

#### Kitchen

Comprising a range of fitted base units with work surface space over, stainless steel sink and drainer unit, four ring electric hob and oven, wall mounted gas central heating boiler, double glazed window and additional single glazed window, radiator, ceiling light point and pocket sliding door to the

#### Utility Room

With space and plumbing for a washing machine, space for a freestanding fridge/freezer, ceiling light point, double glazed window and door to the rear and door into the

#### Toilet

With low flush w/c, wall light and double glazed window.

### First Floor Landing

With fitted carpet, two ceiling light points, radiator, loft hatch and doors to

#### Bedroom One

A spacious double bedroom with double glazed window to the front aspect, central ceiling light, fitted carpet, radiator and built in wardrobes with sliding doors.

#### Bedroom Two

With fitted carpet, double fitted wardrobe with sliding doors, central ceiling light, radiator and double glazed window.

#### Bathroom

A three piece white suite comprising panelled bath with mains fitment shower head over and part tiled surround, pedestal wash hand basin, low flush w/c, useful storage cupboard, radiator and double glazed window.

#### Outside

To the rear there is a small low maintenance courtyard with useful wooden storage shed. To the front there is on street permit parking available.

#### Agents Note

Please note the neighbouring property has a right of access across the garden of no.4 with no.4 also having a right of access across the neighbouring property also.

#### Directions

From the City Centre proceed east along Bath street heading towards St Owen street, after the first set of traffic lights turn left into Daws Road.

### **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**

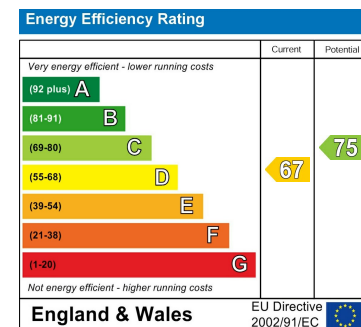
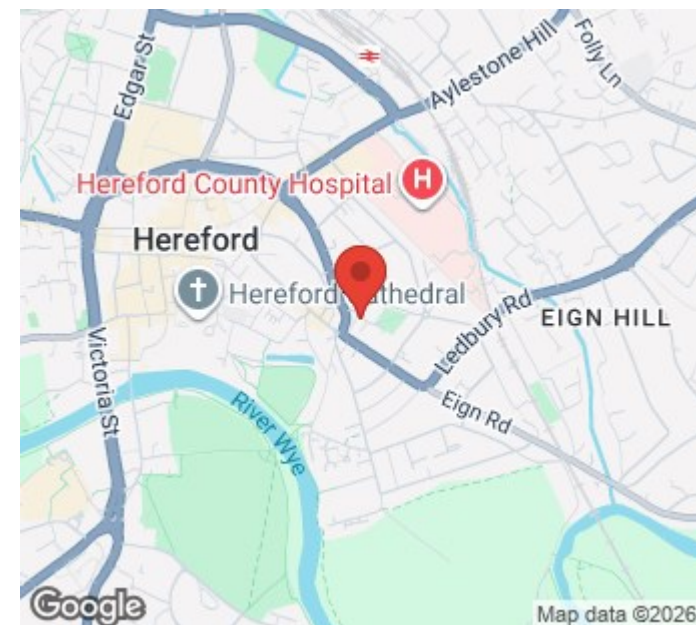
Strictly by appointment through the Agent (01432) 355455.

## **4 DAWS ROAD**





Total area: approx. 86.8 sq. metres (933.9 sq. feet)



**EPC Rating: D 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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