



6 THE QUADRANGLE

ST OWEN STREET, HEREFORD HR1 2QY

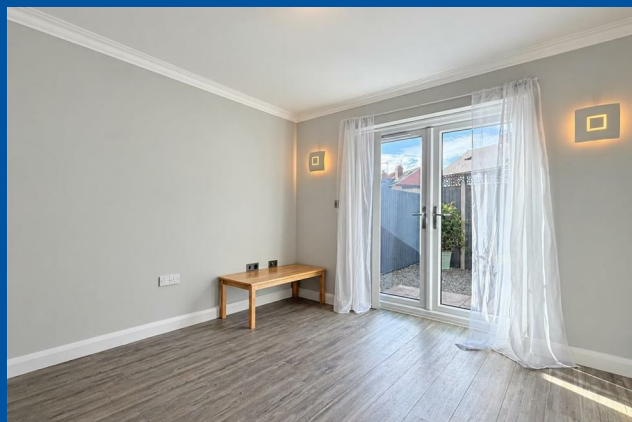
Asking Price £199,950
FREEHOLD

Situated a short distance from the City Centre and within an attractive secure gated development, this modern two-bedroom terraced home offers stylish, low-maintenance living and is ideally suited to first-time buyers, investors or those looking to downsize. The well-presented accommodation features a spacious open-plan living area, modern bathroom and useful downstairs W/C, together with a private courtyard garden and allocated parking. Conveniently positioned for access into Hereford City, the property is offered for sale with the added benefit of no onward chain.



6 THE QUADRANGLE

- Modern terraced house
- Two bedrooms,
- downstairs W/C
- Open plan living
- Ideal for a
- first time buyer/investor
- Allocated gated
- parking & enclosed courtyard garden
- Sold with
- no onward chain



Ground Floor

With glass canopy porch and entrance door into the

Entrance Hall

With wood effect flooring, ceiling light point, coving, wall mounted fuse box, telephone entry system, quantum night storage heater, carpeted stairs leading up and a door into the

Open Plan Living

A modern fitted kitchen comprising a range of wall and base units, there is ample work surface space with tiled splash backs over, there is a stainless steel 1 1/2 bowl sink and drainer unit, a four ring induction hob with cooker hood over and electric oven below, other integrated appliances include a fridge/freezer. There is a double glazed window to the front and spotlights to the kitchen space. The dining and living area has wood flooring continuing through with two ceiling light points, two wall lights, fitted shelving and double glazed french doors out to the rear courtyard. There is a useful under stair storage space that houses the plumbing for a washing machine. An additional door provides access to the

Downstairs W/C

Comprising a low flush w/c, wash hand basin with storage under, ceiling light point and heated towel rail.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch, smoke alarm and doors to

Bedroom One

A spacious double bedroom with fitted carpet, a central ceiling light, two fitted bedside wall lights, a fitted quantum 7 night storage heater, double fitted wardrobe with sliding doors and a velux window with fitted blackout blind.

Bedroom Two

Comprising fitted carpet, a ceiling light point, wall mounted electric heater, useful airing cupboard housing the hot water cylinder and additional storage cupboard, there is a double glazed window with fitted blackout blind.

Bathroom

A modern three piece suite comprising a bath with mains fitment shower head over and glass shower screen, low level w/c, wash hand basin with storage below and illuminating mirror over, heated towel rail and tiled floor.

Outside

To the rear there is a low maintenance south facing courtyard laid to stone and patio for ease and low maintenance enclosed by fencing.

To the front the property benefits from secure gated entrance with one allocated parking space and a useful outside shed.

Agents Note

The Quadrangle has a management company in place

with each property owning one equal share. A service charge of £38.50 is payable each month so cover the costs of the electric gates and maintenance etc.

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 and drainage are connected.

Electric 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.

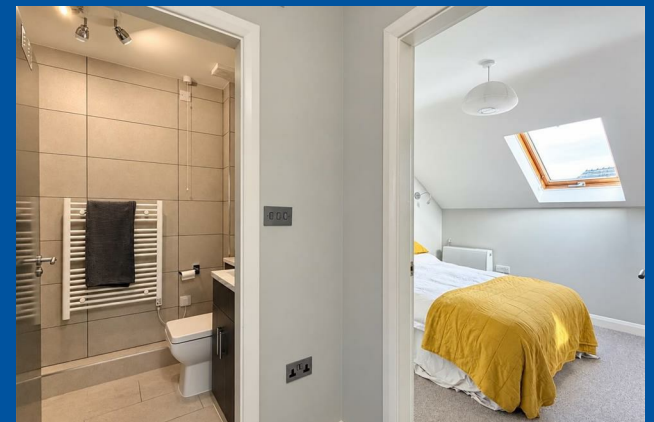
Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

6 THE QUADRANGLE



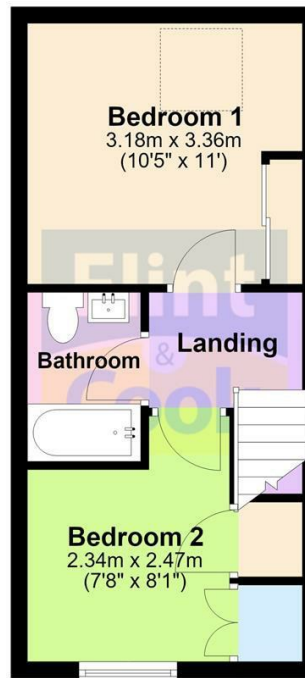
Ground Floor

Approx. 26.7 sq. metres (287.2 sq. feet)



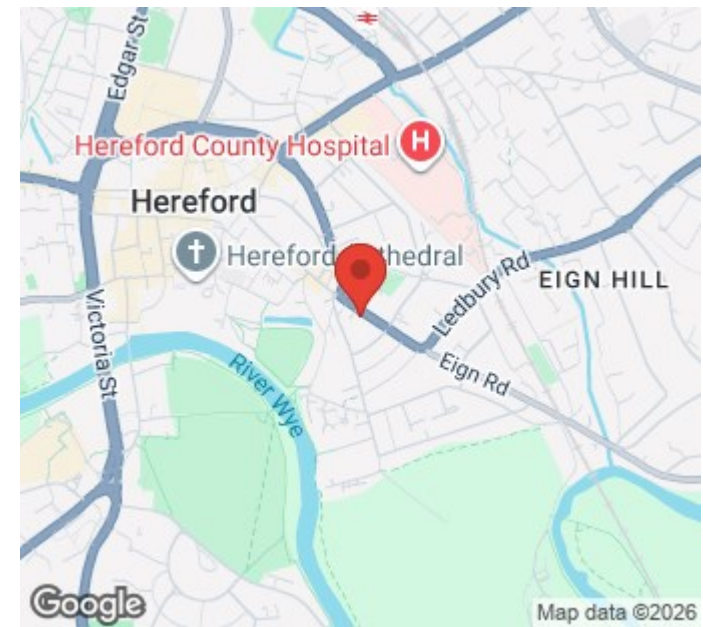
First Floor

Approx. 26.1 sq. metres (281.2 sq. feet)



Total area: approx. 52.8 sq. metres (568.4 sq. feet)

EPC Rating: C Hereford Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	87
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

