



14 VICTORIA COURT

HEREFORD HR4 0AW

£415,000
FREEHOLD

This superb 3 storey, modern, end terrace townhouse occupies one of the best locations on this exclusive development on the former Hereford Eye Hospital, about ½ a mile from the city centre. Constructed in the early 2000s, the property has very spacious accommodation, double glazing, gas central heating (under floor on all levels), a security alarm system, inbuilt stereo system plus off-road parking and a good sized garden.



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- Modern 3 storey townhouse
- Within easy reach of the city centre
- Exclusive development
- 4 - 5 bedrooms
- 3 bathroom
- Large garden



Canopy Entrance Porch

With door through to the

Entrance Hall

With Karndean flooring, smoke alarm, cloaks cupboard also housing the electric fuse board and staircase leading up.

Downstairs Cloakroom

With partially tiled walls and floor, WC, wash hand basin and window.

Living Room

With a feature fireplace, window and patio doors.

Kitchen/Dining Room

The Dining Area - has Karndean flooring, a window and patio doors.

Kitchen - fitted with a range of contemporary style base and wall mounted units with work surfaces and splash backs, under unit lighting, tiled floor, 1 ½ bowl sink, built in dishwasher, built-in washing machine, built in electric oven and combination microwave/grill, 6 ring gas hob and extractor hood, a built in freezer, cupboard housing the gas fired central heating boiler and an under stair storage cupboard.

First Floor Landing

Staircase up to the second floor and doors to

Master Bedroom

With double doors to Juliet balcony and doors to the

Ensuite Bathroom

With spa bath, separate mains shower with both overhead and hand-held fittings and glass screen, WC, wash hand basin, tiled walls and floor, electric ladder style radiator, extractor fan and window to the front.

Dressing Room

Fitted with hanging rails and shelving.

Bedroom 5/Study

With a fitted wardrobe, windows to the rear and cupboard housing the hot water cylinder.

Bathroom

With tiled walls and floor, a white suite comprising a bath with mixer tap, wash hand basin, WC, separate tiled shower cubicle with mains overhead and handle fittings and glass screen, electric towel rail, extractor fan and window to the rear.

Second Floor Landing

With an access hatch to the roof space and doors to

Bedroom 2

With a window to the front and eaves storage.

Bedroom 3

With a Velux window and a bed.

Bedroom 4

With a Velux window.

Bathroom

With tiled walls and floor, a white suite comprising bath

with mixer tap, wash hand basin, WC, extractor fan and a Velux window.

Outside

To the front of the property is an allocated parking space (visitor parking also available) with a brick pathway to the front entrance door. A side gate leads to the large garden, which is a particular feature of the property being part walled and enclosed by fencing, mainly laid to lawn with a brick paved area and patioed seating area to the rear. There are useful outside lights, water and power socket, a covered store and a summer house/garden shed.

Agent's Note

There's a service charge of £19 pounds per month to cover maintenance and lighting of the common areas.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating (under floor heating to all floors).

Outgoings

Water and drainage rates are payable.

Directions

From Hereford, proceed towards Brecon on the A438 (Whitecross Road) and turn left into Victoria Court opposite the Horse and Groom public house (before Aldi), continue to the rear of the development and the property is located in the corner.

What2Words///Book.Winter.Tribe

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money Laundering Regulations

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

Tenure & Possession

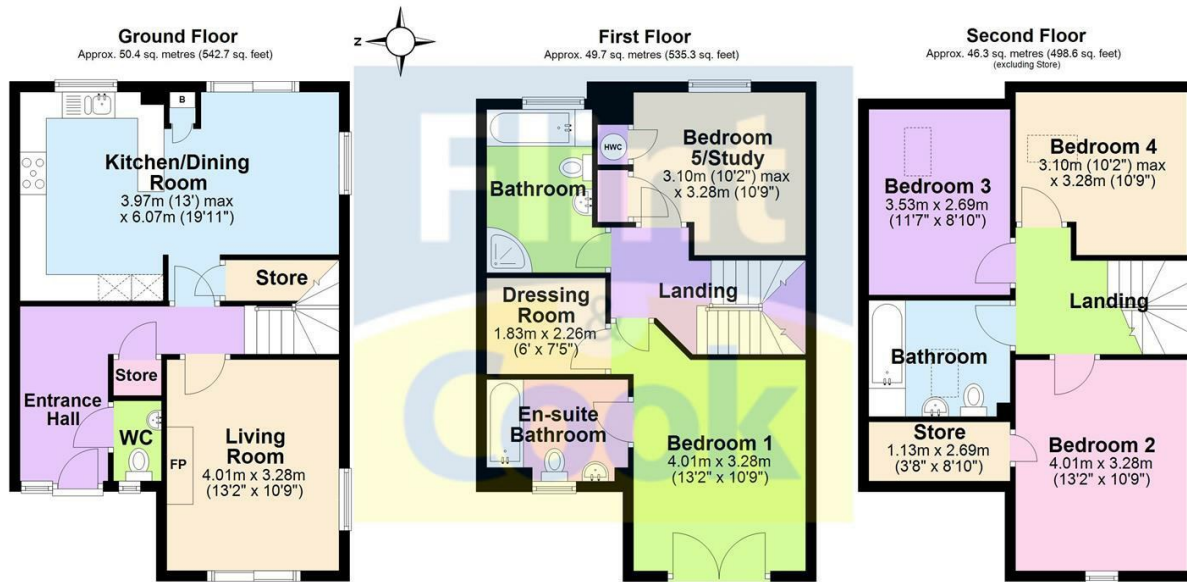
Freehold - vacant possession on completion.

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.

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Total area: approx. 146.5 sq. metres (1576.6 sq. feet)

EPC Rating: B Hereford Council Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	89
(69-80) C			
(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

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