



25A CONINGSBY STREET

HEREFORD HR1 2DY

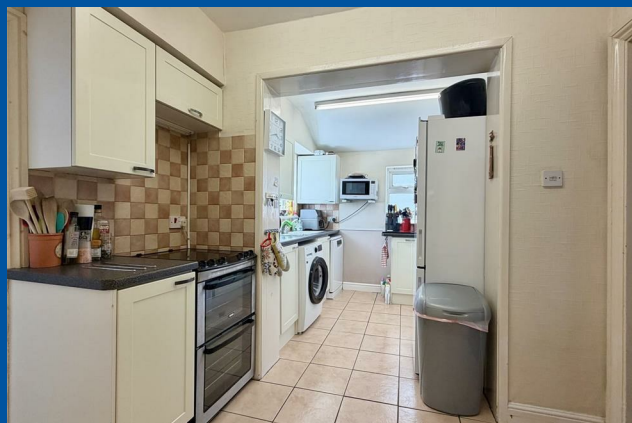
£225,000
FREEHOLD

Situated within close proximity to the City Centre, an extended 3 bedroom end of terrace house offering ideal accommodation for a first time buyer or those looking to downsize into the City. Providing spacious and flexible accommodation, the property benefits from gas central heating, double glazing and a low maintenance courtyard garden. A viewing is highly recommended.



25A CONINGSBY STREET

- City Centre Location
- 3 bedroom end terraced house
- Flexible accommodation throughout
- Gas central heating & double glazing
- Courtyard garden
- Ideal for a first time buyer/small family



Ground Floor

With upvc entrance door leading into the

Living Room

With fitted carpet, ceiling light point, two further fitted wall lights, radiator, double glazed window to the front aspect, feature coal effect gas fireplace, carpeted stairs leading up, double doors into the kitchen and an opening into the

Dining Room

Comprising fitted carpet, ceiling light point, radiator and double glazed window to the side aspect.

Kitchen

Fitted with a range of wall and base units, work surface space with tiled splashback, sink and drainer unit, free standing cooker, space for a freestanding fridge/freezer and under counter space for a washing machine and dishwasher, two double glazed windows, radiator and doors into the

Bathroom

A three piece white suite with part tiled surround comprising a p shaped panelled bath with mains fitment shower head over, pedestal wash hand basin, low flush w/c, heated towel rail and useful wall mounted storage cupboard.

Bedroom Three/Extra Reception Room

A flexible space offering a a ground floor bedroom or an additional reception space with fitted carpet, ceiling light point, radiator, double glazed window to the side

aspect, an opening into the good size dressing room with fitted carpet, ceiling light point and useful hanging rails, there is a walk-in shower with tiled surround and electric shower head over, an opening gives access to the

Rear Porch Area

With tiled floor, space for coats and and shoe storage, door to the courtyard garden and door into the

Toilet

With low flush w/c, wash hand basin, part tiled surround, ceiling light point and double glazed window.

First Floor Landing

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

Bedroom One

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect, double built in cupboard over the stairs and double fitted wardrobe with bi-folding door

Bedroom Two

With fitted carpet, central ceiling light, double glazed window to the rear aspect, radiator and wall mounted gas central heating boiler.

Outside

A fantastic courtyard garden space making the perfect sun trap laid to patio for ease and low maintenance and enclosed by brick walling with useful access gate and outside power points. There is on street permit parking available.

Directions

From the City Centre proceed east along Blue School Street taking the left hand turning onto Widemarsh Street and then take the right turning signposted for Coningsby Street. The property is situated down on the right hand side as indicated by the agents for sale board.

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.

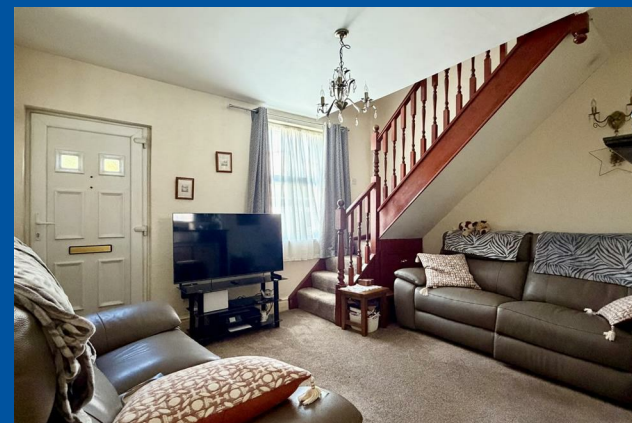
Tenure & Possession

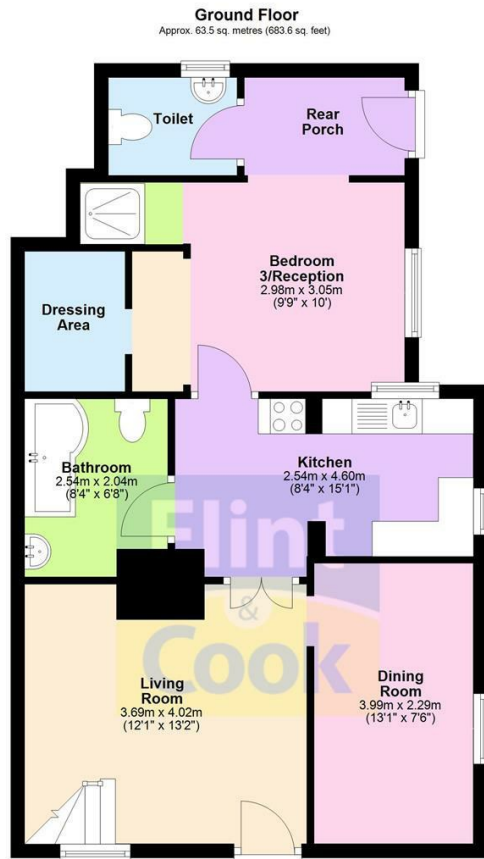
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

25A CONINGSBY STREET





Total area: approx. 90.0 sq. metres (969.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Hereford Council Tax Band: A

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

