



3 WALLIS CORNER FRIARS STREET HEREFORD HR4 0BP

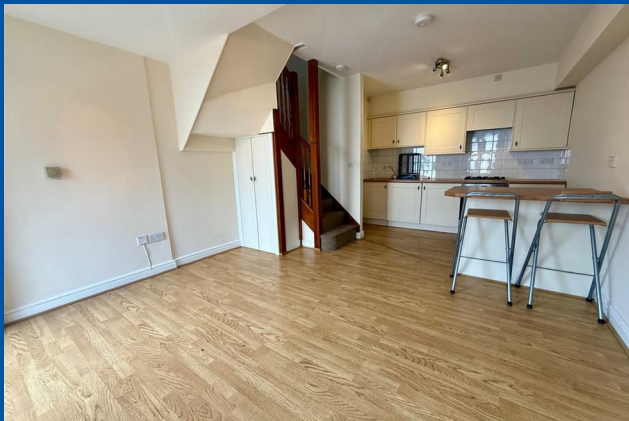
£145,000
FREEHOLD

This attractive modern "mews-style" property is conveniently located less than half a mile north of the cathedral city of Hereford and is well placed for access to all the amenities the city has to offer. Constructed in the early 2000s the property has both gas central heating and double glazing with a small front courtyard garden and is ideal for first time buyers, retirement or investment.



3 WALLIS CORNER FRIARS STREET

- Modern terraced house
- Within easy reach of the city centre
- 1 bedroom
- Gas central heating
- Ideal investment property
- First time buyer/retirement



Door to

Kitchen/Dining/Living Room

Kitchen Area

Fitted with wall mounted units with work surfaces and tiled splashbacks, sink ,breakfast bar, built in electric oven, 4 ring gas hob and extractor hood, built in washing machine and a built in refrigerator.

Living Area

With laminate flooring, window to the front, radiator, under stairs store cupboard and central heating thermostat.

Downstairs Cloakroom

With WC and wash hand basin,

A staircase leads from the living area to the

Bedroom

With a radiator and window to the front.

Bathroom

With a white suite comprising a bath with mixer tap and shower attachment, wash hand basin WC, ladder style radiator, extractor fan, cupboard housing the gas fired central heating boiler and a storage cupboard.

Outside

To the front of the property is a small paved courtyard and a bin storage shed.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Water and drainage rates are payable.

Directions

From the Flint & Cook office on Broad Street proceed into King Street and then St. Nicholas Street. At the traffic lights proceed straight over into Barton Road and then turn immediately right by St Nicholas Church into Friar Street and the property is located at the end on the junction of Friar Street and Whitecross Road on the left hand side.

What3Words:///upon.blast.popped

Viewing

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

Opening Hours

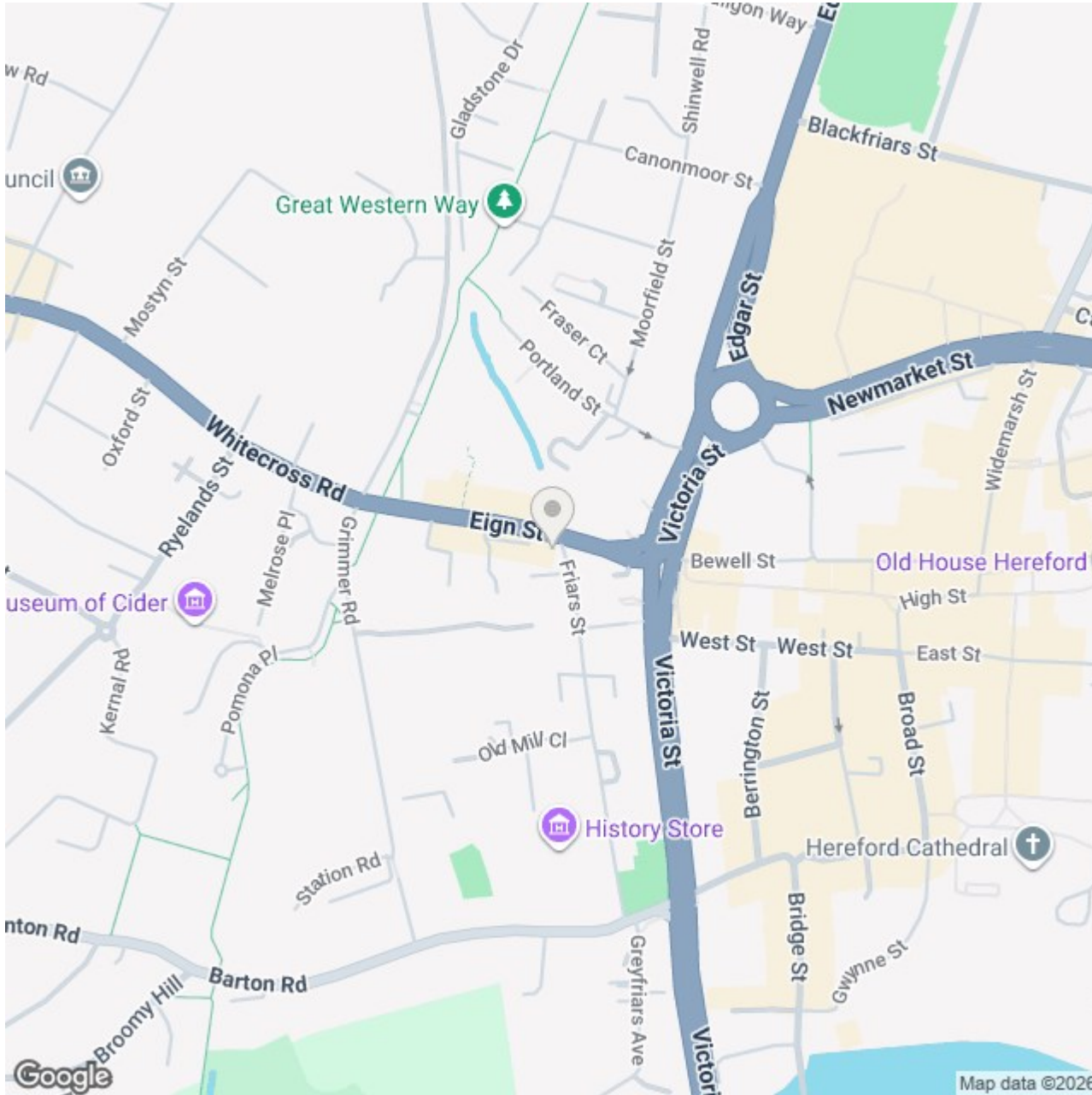
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

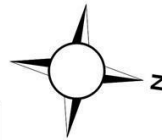
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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Ground Floor

Approx. 23.7 sq. metres (255.0 sq. feet)



First Floor

Approx. 13.8 sq. metres (148.7 sq. feet)



Total area: approx. 37.5 sq. metres (403.7 sq. feet)

EPC Rating: C Hereford Council Tax Band: A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			94
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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