



## 18 MERRYHILL CRESCENT

HEREFORD HR2 7AH

£215,000  
FREEHOLD

Peacefully situated in this well-established residential location, a deceptively spacious 3 bedroom terraced house offering ideal first-time buyer/family accommodation. The property, which is offered for sale with no onward chain has the added benefit of gas central heating, double glazing, generously sized living accommodation, off-road parking, easy to maintain gardens and we recommend an internal inspection.



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## Canopy Porch

With a uPVC entrance door through to the

## Spacious Reception Hall

With fitted carpet, double radiator, carpeted staircase to the first floor, central heating thermostat and glazed panel door to the

## Lounge

With fitted carpet, radiator, coved ceiling, 2 radiators and double glazed bay window to the front aspect.

## Dining/Family Room

With a tiled floor, double radiator, a range of lighting, coved ceiling, feature fireplace with hearth, display mantel and wood burning stove, double glazed double French doors to the rear garden and glazed panel door to the

## Kitchen

With single drainer sink with mixer tap, wall and base cupboards, work surfaces, built in oven and gas hob with cooker hood over, tiled floor and double glazed door to the

## Utility Room

With work surface, double glazed window, door to the rear garden and door to the

## Downstairs Cloakroom

With low flush WC, tiled floor and a double glazed window.

## First Floor Landing

With fitted carpet, double-glazed window to the rear,

access hatch to loft space, wall-mounted gas central heating boiler, built-in airing cupboard and doors to

## Bedroom 1

With fitted carpet, radiator, coved ceiling and 2 double glazed windows to the rear.

## Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect and built in wardrobes with overhead cupboards.

## Bedroom 3

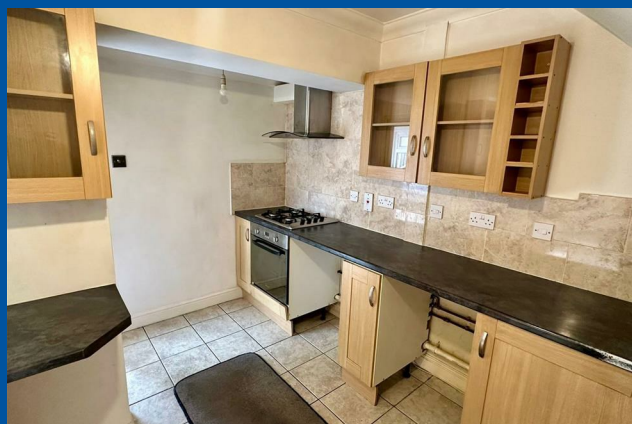
With fitted carpet, radiator and a double glazed window to the front aspect.

## Bathroom

With suite comprising bath with partially tiled wall surround, low flush WC, pedestal wash hand basin with tiled splashback, shelf and mirror over, separate shower cubicle, radiator, tiled floor, double glazed window, recessed spotlighting and extractor fan.

## Outside

To the front of the property there is off road parking for one vehicle and a paved pathway leading to the front entrance door. To the immediate rear is a paved patio area providing the perfect entertaining space with steps then leading onto the raised garden which has been landscaped for easy maintenance and enclosed by fencing for privacy. There is a useful timber garden shed, further store shed, a side gate and outside tap.



### Property Services

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

### Outgoings

Water and drainage rates are payable.

### Directions

Proceed south out of Hereford city on the A465 (Belmont Road), just before reaching McDonald's turn right into Beattie Avenue, right into Blackmarston Road and then second right into Merryhill Crescent.

### Viewing

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

### Money Laundering Regulations

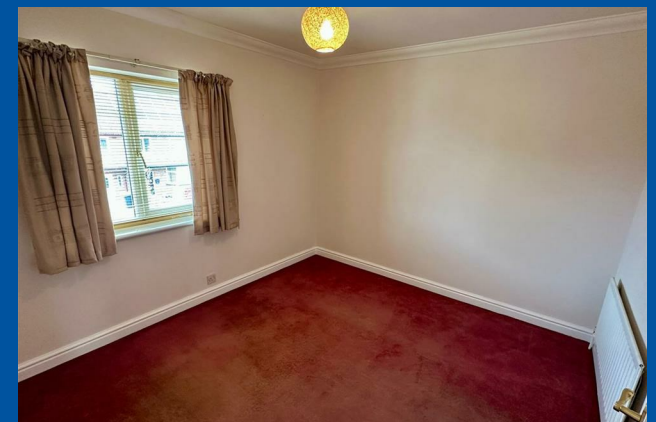
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

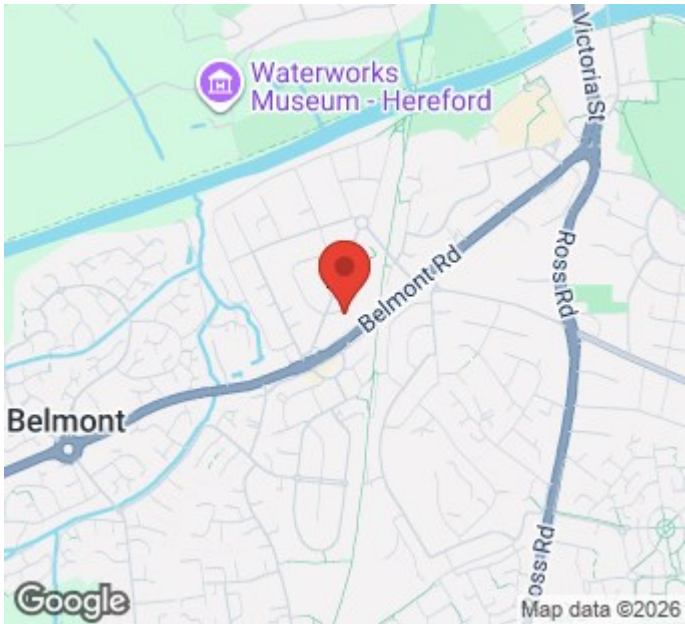
### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

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**EPC Rating: Herefordshire Council Tax Band: B**

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