100 BAYSHAM STREET

HEREFORD HR4 0EU

Asking Price £280,000

FREEHOLD

Situated just a short walk from Hereford City Centre in the sought after location of Whitecross, a newly refurbished and modernised three bedroom terraced home being sold with the added benefit of no onward chain. The property which has been tastefully updated benefits from a low maintenance courtyard garden, three bedrooms, modern shower room & kitchen and a useful downstairs w/c. A viewing is highly recommended.

Flint & Cook

100 BAYSHAM STREET

• Newly renovated mid terraced house • Three bedrooms • Sought after location • Newly fitted double glazing, gas central heating & electrics • Sold with no onward chain • Must be viewed!

Ground Floor

With recessed entrance porch and composite entrance door leading into the

Entrance Hall

With exposed wooden floorboards, two ceiling light points, radiator, stairs leading up with fitted carpet runner, hidden panelled door leading down to the cellar and doors into the

Cellar

There is a substantial cellar offering superb storage space or potential for conversion.

Living Room

With fitted carpet, central ceiling light, radiator and double glazed bay window to the front aspect.

Kitchen/Dining Room

A spacious light and airy kitchen/dining space with feature wood flooring, recess spotlights, radiator, double glazed window to the rear aspect and exposed fireplace with tiled hearth. A modern fitted kitchen comprising matching wall and base units with ample work surface space over, 1 1/2 bowl sink and drainer unit, integrated fridge/freezer, integrated oven with four ring hob and cooker hood over, double glazed window, recess spotlights and doors out to the

Rest Porch

With panelled walls, ceiling light point, glazed door to the rear courtyard and door into the

Downstairs Toilet

With low flush w/c, radiator, double glazed window and ceiling light point.

First Floor Landing

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

Bedroom One

A spacious main bedroom with two double glazed windows, built in wardrobes with mirrored sliding doors, central ceiling light and radiator.

Bedroom Two

A second large double bedroom with fitted carpet, double glazed window, exposed feature fireplace, radiator, central ceiling light and open fronted wardrobe with hanging rail and shelf.

Bedroom Three

With fitted carpet, central ceiling light, radiator, double glazed window to the rear aspect and built in storage cupboard housing the newly installed gas central heating boiler.

Shower Room

A newly fitted shower room comprising a large wall in shower with matte black rainfall shower head over and panelled surround, low flush w/c, wash hand basin with storage below, double glazed window and recess spotlights.

Outside

To the rear a low maintenance patio garden south facing

making it a perfect suntrap. The garden is enclosed by a mix of fencing and brick walling. To the front a small courtyard space enclosed by brick walling and iron railings.

Agents Note

A new EPC is awaited to reflect the recent modernisation works carried out at the property.

Directions

Proceed west out of Hereford along Whitecross Road, take the left hand turning signposted for Ryelands Street and take the first right turn onto Baysham Street, the property is situated to the end on the left hand side.

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.

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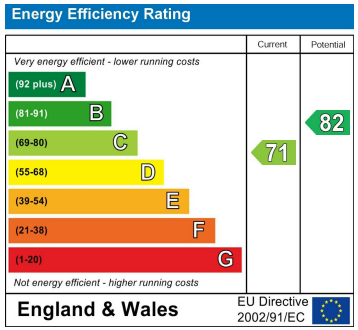
Total area: approx. 110.1 sq. metres (1185.4 sq. feet)

100 Baysham Street, Hereford



EPC Rating: C Hereford Council Tax Band: B

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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