



**63 COLLEGE GREEN  
HEREFORD HR1 1HP**

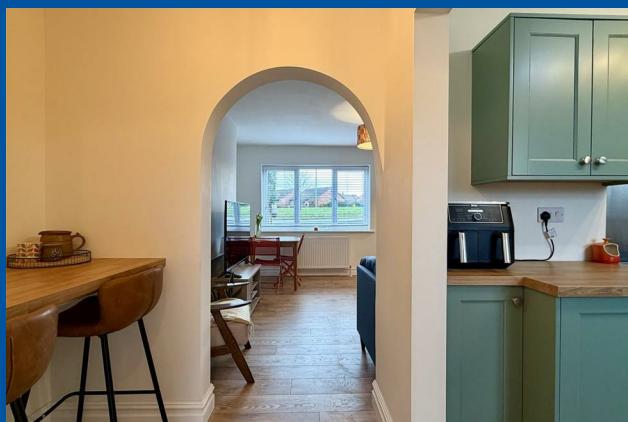
**£239,950  
FREEHOLD**

Situated in this popular residential location, a newly refurbished three bedroom mid terraced home offering ideal first time buyer/family accommodation. The property benefits from gas central heating, double glazing, driveway parking to the front and a good sized rear garden. A viewing is highly recommended.

**Flint  
&  
Cook**

# 63 COLLEGE GREEN

- Popular residential location
- Three bedrooms
- Mid terraced home
- Recently renovated throughout
- Driveway parking & enclosed rear garden
- Ideal for a first time buyer



## Ground Floor

With wooden canopy porch and composite entrance door leading into the

## Entrance Hall

With matwell, wood effect flooring, ceiling light point, radiator, useful storage nook, stairs leading up with part panelled wall and opening into the

## Lounge/Dining Room

A spacious room with ample space for both living and dining. There is wood effect flooring, a double glazed window to the front aspect with fitted blind, radiator, useful under stair storage cupboard, ceiling light point and archway opening into the

## Breakfast Area

With wood effect flooring, two ceiling light points, fitted breakfast bar, glazed door with fitted blind to the rear, a door leading into the downstairs w/c, and opening into the

## Kitchen

A beautifully fitted contemporary kitchen with matching wall and base units with ample work surface space over, stainless steel sink and drainer unit, freestanding cooker with double electric oven and four ring gas hob with fitted extractor hood over, space for a freestanding fridge/freezer, under counter space for washing machine and dishwasher, cupboard housing the gas central heating boiler, radiator, ceiling light point and double glazed window to the rear aspect.

## Downstairs W/C

With fitted two in one low flush w/c and wash hand basin, radiator, ceiling light point and double glazed window.

## First Floor Landing

With part panelled wall, wood effect flooring, ceiling light point, smoke alarm, loft hatch with pull down ladder (the loft is boarded with light), oak doors then lead to

## Bedroom One

A good sized main bedroom with fitted carpet, radiator, double glazed window to the rear aspect with fitted roller blind, recess spotlights, part panelled wall and fitted wardrobes.

## Bedroom Two

A second good sized double bedroom with fitted carpet, double glazed window to the front aspect with fitted blind, double door beds spotlights and radiator.

## Bedroom Three

With fitted carpet, recess spotlights, radiator, double glazed window to the front aspect with fitted blind and built in cabin bed with an array of fitted cabinetry providing fantastic storage.

## Bathroom

An immaculately presented modern fitted bathroom comprising p shaped panelled bath with mains fitment rainfall shower head over, panelled surround, low flush w/c, wash hand basin with storage below and shower

panelled splash back with illuminating mirror over, chrome heated towel rail, recess spotlights, double glazed window, wood effect flooring and fitted cabinetry and shelving providing fantastic storage.

#### Outside

To the front there is a double with tarmacadam driveway. Paved steps lead down to the canopy porch and with ample space for bin storage.

To the rear there is a large area of decking perfect for entraining with steps leading down to an area of lawn with further steps leading down to a good sized wooden storage shed. The garden is enclosed by newly installed fencing. There is a useful outside tap.

#### Directions

Proceed north out of Hereford along Commercial Road crossing over the railway bridge and then turning left into Barrs Court Road. At the mini-roundabout proceed straight over heading up College Road taking the left turning for College Green, proceed straight over at the roundabout continuing onto College Green and the property is situated on the left hand side at the next roundabout.

#### 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.

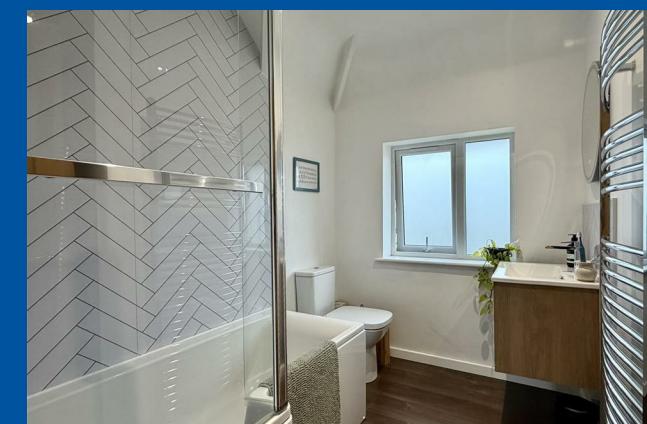
#### Tenure & Possession

Freehold - vacant possession on completion.

#### Viewing Arrangements

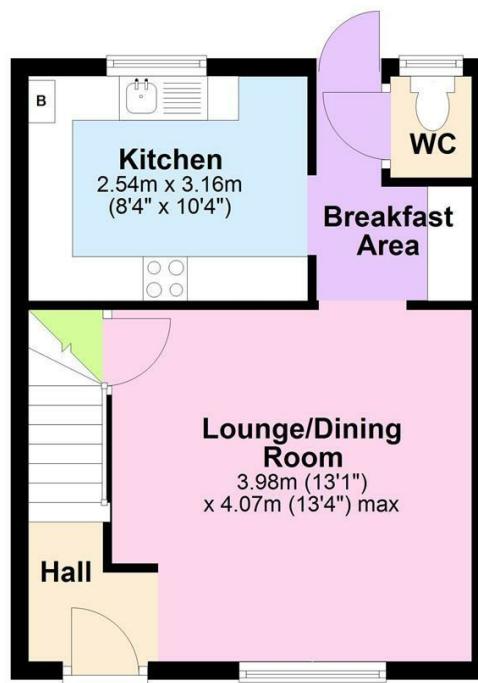
Strictly by appointment through the Agent (01432) 355455.

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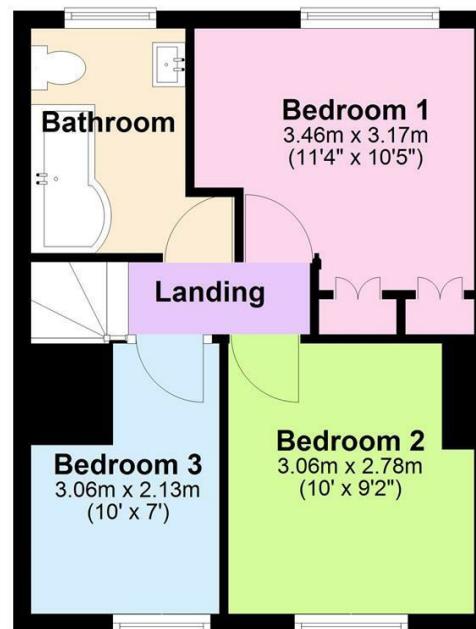
## Ground Floor

Approx. 33.2 sq. metres (357.5 sq. feet)



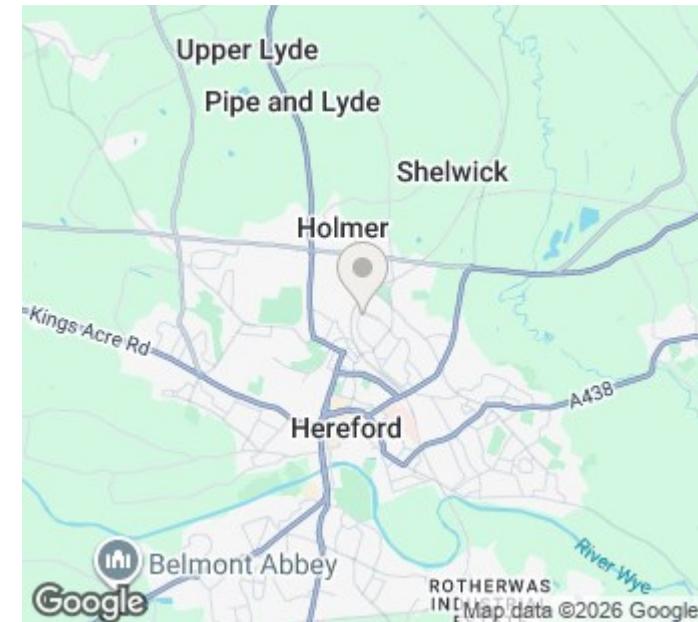
## First Floor

Approx. 33.2 sq. metres (357.5 sq. feet)



Total area: approx. 66.4 sq. metres (715.0 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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