



## 34 PORTLAND STREET HEREFORD HR4 9JE

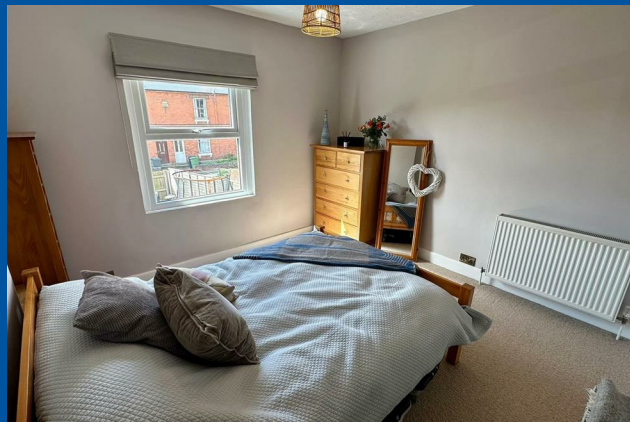
£237,500  
FREEHOLD

Occupying a convenient central location within easy walking distance of the city centre and all its facilities, an impressive 2 bedroom, older style terraced house offering ideal first-time buyer accommodation. The property, which has been stylishly presented throughout, has the added benefit of gas central heating, double glazing, a modern fitted kitchen and shower room, large basement room, private south-facing front garden, off-road parking for two vehicles and we strongly recommend an internal inspection.



# 34 PORTLAND STREET

- Convenient central location
- Impressive 2 bedroom terraced house
- Modern fitted kitchen & shower room
- Off-road parking for 2 vehicles
- Large basement room & private garden
- Ideal for first-time buyers



## Canopy Porch

With light and a new PVC entrance door opening through to the

## Kitchen/Dining Room

Fitted with an extensive range of wall and base cupboards, ample work surfaces with under cupboard lighting and splashbacks, feature flooring, double glazed window to the front aspect with blind, space for dining table, a range of lighting, radiator, 1 ½ bowl sink unit with mixer tap, built in dishwasher and single oven with 4 ring gas hob with cooker hood over, space for upright fridge/freezer and door to the

## Lounge

With feature flooring, radiator, double glazed window to the rear, a range of lighting, large corner store cupboard, carpeted staircase to the first floor, central heating thermostat, access to the basement room and partially glazed panelled door to the

## Utility Room

With work surface, with space and plumbing below for a washing machine, wall and base cupboards, tiled floor, large store cupboard with shelving, double glazed window and door to the rear courtyard and door to the

## Ground Floor Bathroom

Fitted with a suite comprising bath with shower unit over, pedestal wash hand basin, low flush WC, ladder style tower rail/radiator, 2 double glazed windows and tiled floor and wall surround for easy maintenance.

A carpeted staircase descends from the lounge to the

## Basement Room

An excellent, large flexible space with easy to maintain flooring, 2 radiators, recessed spotlighting, excellent head height, power and light points and a double-glazed window to the front aspect.

## First Floor Landing

With fitted carpet, access hatch to the loft space and doors to

## Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect and a built-in corner wardrobe.

## Bedroom 2

With fitted carpet, radiator, double glazed window to the rear and a corner wardrobe also housing the gas central heating boiler.

## Shower Room

Comprising a large shower with glazed sliding door, vanity wash hand basin with storage below and tiled splash back, low flush WC and extractor fan.

## Outside

Immediately to the front of the property there is a brick paved patio area providing the perfect entertaining space which leads on to the remainder of the front garden which is laid to lawn and all well enclosed by high fencing to maintain privacy. A pathway and gate lead to the off road double length tandem driveway providing parking for at least 2 vehicles. To the rear is a small enclosed courtyard style garden.

### Property Services

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

### Outgoings

Water and drainage rates are payable.

### Directions

Proceed north out of Hereford city along Edgar Street taking the first turning left into Canonmore Street, left into Moorfield Street and then third right into Portland Street.

### Viewing

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

### Opening Hours

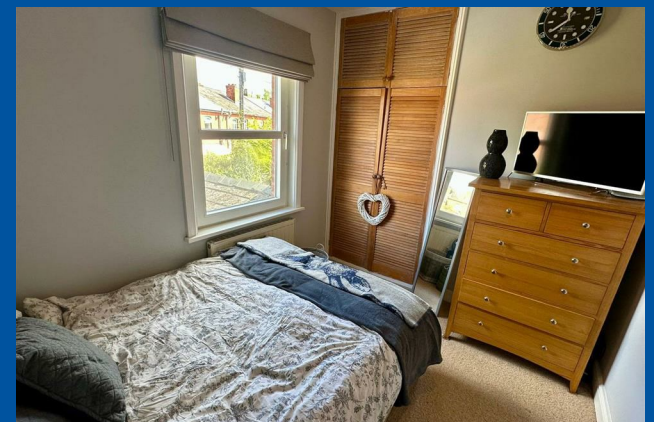
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

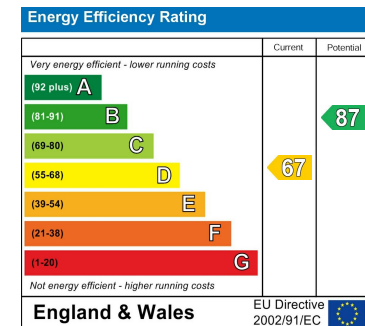
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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**EPC Rating: D 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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