113 BAYSHAM STREET

HEREFORD HR4 0ET

Asking Price £250,000

FREEHOLD

A spacious three-bedroom semi-detached home, conveniently situated within easy walking distance of Hereford city centre and offered for sale with no onward chain. The well-proportioned accommodation includes two reception rooms and a downstairs WC, complemented by three bedrooms to the first floor. Offering generous living space in a highly convenient location, the property represents an ideal opportunity for first-time buyers and families alike.

Flint & Cook

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• Period semi detached house • Ideal for a first time buyer/family • Popular residential location • Three bedrooms, two receptions • Sold with no onward chain • Must be viewed!

Ground Floor

With entrance door leading into the

Entrance Porch

With tiled floor and entrance door leading into the

Entrance Hall

With matwell, fitted carpet, ceiling light point, carpeted stairs leading up, radiator, ample space for coat and shoe storage and doors into the

Living Room

A spacious lounge with fitted carpet, central ceiling light, radiator, picture rail and double glazed bay window to the front aspect.

Dining Room

A spacious dining area with fitted carpet, central ceiling light, radiator, picture rail, feature fireplace surround, two double glazed windows and door into the

Kitchen

Comprising a range of fitted wall and base units with ample work surface space over, a stainless steel 1 1/2 bowl sink and drainer unit with tiled splash backs, space for a standing fridge/freezer, integrated four ring electric hob with oven below and cooker head over, recess spotlights, tiled floor and radiator. A door leads to a staircase with access to the cellar and a door leads to the

Utility/Cloakroom

With a wall mounted gas central heating boiler, space and plumbing for a washing machine, door leading into the downstairs loo and door and window out to the rear garden.

Cellar

Stairs lead down to a useful cellar with light and power, gas and electric meters with wall mounted fuse box. There is good head height and it offers fantastic potential subject to the necessary permissions.

First Floor Landing

With fitted carpet, ceiling light point, smoke alarm, a large double storage cupboard and additional single storage cupboard, radiator and doors to

Bedroom One

A spacious main bedroom with central ceiling light, picture rail, fitted carpet, radiator, double glazed window to the rear aspect and ample space for wardrobes.

Bedroom Two

Another spacious double comprising fitted carpet, radiator, central ceiling light and two double glazed windows to the front aspect.

Bedroom Three

With fitted carpet, radiator, central ceiling light, picture rail and double glazed window.

Bathroom

Three piece white suite comprising a panelled bath with electric shower over and tiled surround, low level w/c, pedestal wash hand basin with tiled splash back, radiator, ceiling light point, double glazed window, storage cupboard and further storage into the eaves.

Outside

To the rear there is an enclosed garden space laid to a mix of patio and lawn with useful side access gate, enclosed by fencing.

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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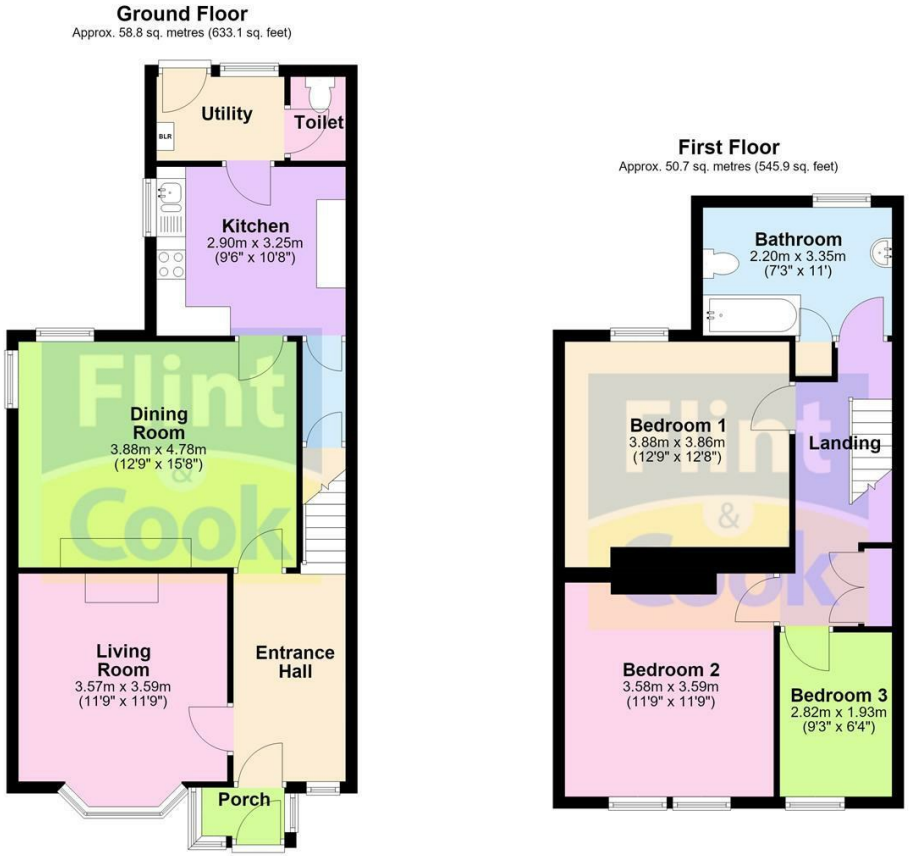
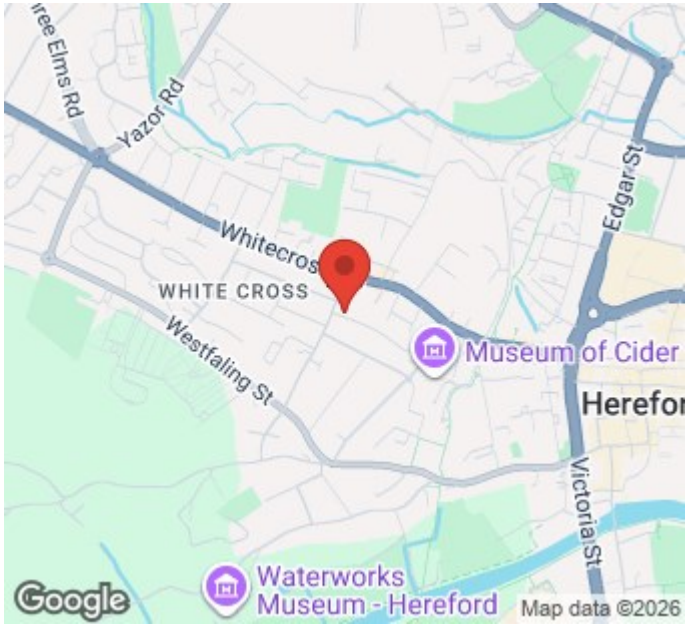
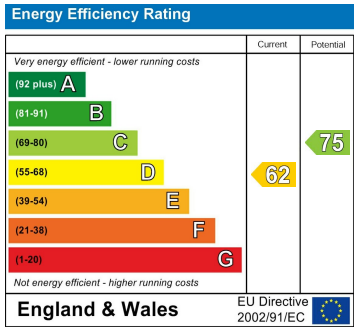


Total area: approx. 109.5 sq. metres (1179.0 sq. feet)





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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