



47 MILL STREET HEREFORD HR1 2NX

£385,000
FREEHOLD

Pleasantly situated in this highly sought after central location, a deceptively spacious 4 bedroom older style house offering ideal long term family accommodation. The property, which is offered for sale with no onward chain, has the added benefit of gas central heating, an extensive rear garden, generously sized living accommodation, off-road parking, and a wealth of potential. Hereford city centre is within easy walking distance and nearby are excellent schools, parks and riverside walks.



47 MILL STREET

- Highly sought after central location
- Deceptively spacious 4 four bedroom detached house
- 3 reception rooms, kitchen, cloakroom & cellar
- Extensive rear garden
- Ideal long-term family home
- No onward chain



Side Porch

Covered and with a partially glazed panelled door into the

Spacious Reception Hall

With radiator with display shelf over, turning staircase to the first floor and door to the

Large Lounge

A light and airy room with secondary glazed bay sash window to the front aspect, picture rail, double radiator and fire surround with wall mounted gas fire with shelving to the side.

Dining/Family Room

With double radiator, picture rail, tiled fireplace with hearth, display mantle and gas fire and a partially glazed panel door to the

Lean to Conservatory

Breakfast Room

With vinyl flooring, a door leading to the cellar, wall mounted gas fire, useful store cupboards and a glazed panel door to the

Kitchen

With a single drainer sink with mixer tap, a range of base cupboards with work surfaces over, space for appliances, glazed side window and door to the

Rear Lobby

With a sliding door to the outside and door to the

Downstairs WC

With low flush cistern and glazed window.

First Floor Landing

With access hatch the loft space and doors to

Bedroom 1

With radiator, secondary glazed sash window to the front aspect, double glazed window to the rear, space for wardrobes, built in store cupboard with an airing cupboard to the side.

Bedroom 2

With radiator, corner wardrobe and secondary glazed sash window to the front aspect.

Bedroom 3

With radiator, corner wardrobe and secondary glazed sash window to the front aspect.

Bedroom 4

With radiator, double glazed window to the rear and built in store cupboard.

Bathroom

With a suite comprising bath with shower unit over, low flush WC, pedestal wash hand basin, sash window and radiator.

Outside

The kerb has been lowered to provide a concrete driveway, providing off road parking for 1 vehicle.

One of the main features of the property is the extensive rear garden which is mainly laid to lawn and enclosed for privacy - making it the perfect family garden.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

Proceed east out of Hereford city on Blueschool Street continuing into Bath Street and at the traffic lights turn right onto Green Street and immediately right again into Mill Street. Number 47 is on your left hand side as indicated by the agents for sale board.

Tenure & Possession

Freehold - vacant possession on completion.

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.

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.

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EPC Rating: Hereford Council Tax Band: C

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