



46 COLERIDGE CRESCENT

HEREFORD HR4 0QH

Asking Price £215,000
FREEHOLD

Peacefully situated within this popular residential location and being sold with no onward chain, a well presented three bedroom terraced home offering an ideal purchase for a first time buyer/family. A viewing is highly recommended.



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



Ground Floor

Canopy porch with upvc entrance door leading into the

Entrance Hall

With tiled floor, ceiling light point, radiator, carpeted (newly fitted) stairs leading up with useful under stair storage cupboard and doors into the

Lounge/Dining Room

A spacious lounge/diner with newly fitted carpet, central ceiling light, radiator, and double glazed sliding doors out to the

Conservatory

With newly fitted carpet, two wall lights, power points, double glazed windows and french doors out to the rear garden.

Kitchen

Fitted with a range of modern wall and base units with ample work surface space over and tiled splash backs, there is a stainless steel sink and drainer unit, four ring electric hob and oven, under counter space and plumbing for a washing machine, two double glazed windows to the front aspect, useful pantry cupboard and door into the

Utility Area

With tiled floor, wall mounted fuse box, wall mounted gas central heating boiler, space for a freestanding fridge/freezer and door to the rear.

First Floor Landing

With newly fitted carpet, double glazed window, ceiling light point, loft hatch and doors to

Bedroom One

A spacious double bedroom with newly fitted carpet, ceiling light point, double glazed window to the rear aspect, radiator, fitted wardrobe with double hanging rails, additional fitted wardrobe with shelving and hanging rail.

Bedroom Two

Another good sized double with fitted carpet, ceiling light point, radiator, double glazed window to the rear and fitted wardrobe.

Bedroom Three

With fitted carpet, ceiling light point, radiator, freestanding cupboard with mirrored door and double glazed window to the front aspect.

Bathroom

Three piece suite comprising tiled bath with electric shower over, pedestal wash hand basin, low level w/c, chrome heated towel rail and double glazed window.

Outside

To the rear there is a low maintenance garden enclosed by fencing with a wooden storage shed. The garden is made up of a paved patio and area of lawn.

To the front an iron gate opens onto a small courtyard area laid to patio and stone with useful outside light, enclosed by a mix of hedging and fencing.

Directions

Proceed west out of Hereford city on the Whitecross Road turning left at the Monument roundabout onto

Wordsworth Road. At the top of the hill turn right onto Westfaling Street, then 1st right into Langland Drive, 1st left into Barrie Road and then 1st right into Coleridge Crescent.

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

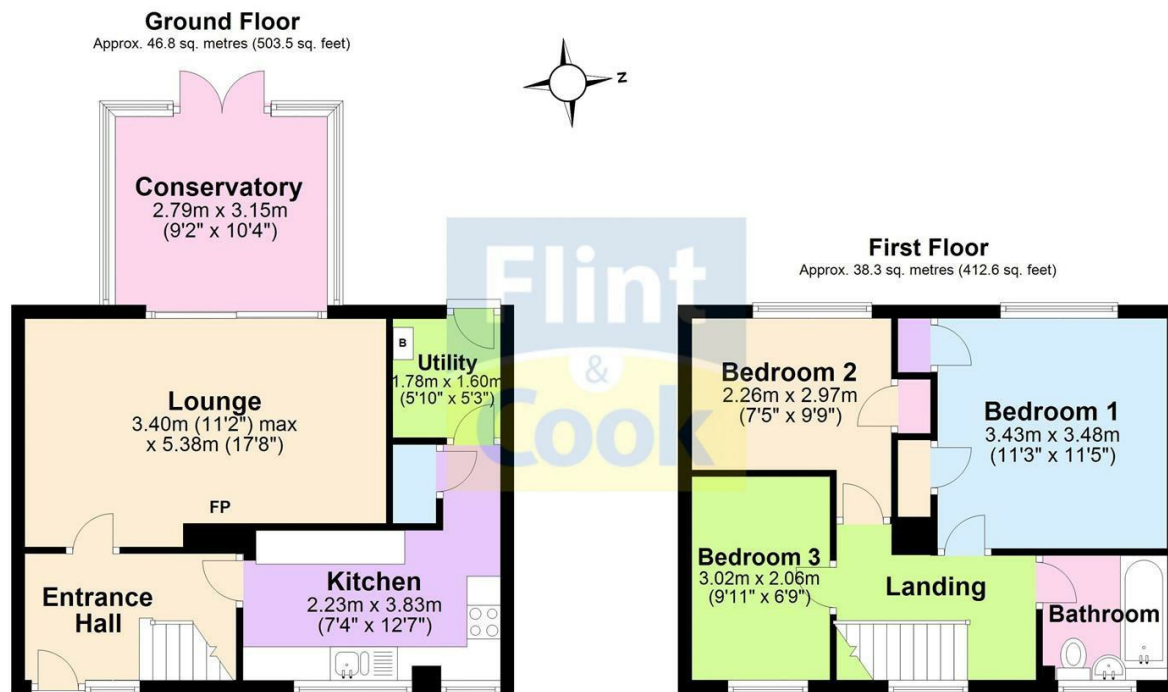
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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