



125 EDGAR STREET HEREFORD HR4 9JR

Asking Price £235,000
FREEHOLD

Occupying a convenient central location, within easy walking distance of Hereford city centre's facilities, a deceptively spacious 3 bedroom older style semi-detached house offering ideal first time buyer/family accommodation. The property is offered for sale with no onward chain and has the added benefit of gas central heating, generous sized living accommodation, good sized rear garden and off-road parking. We recommend an internal inspection.



125 EDGAR STREET

- Convenient central location • Spacious 3 Bedroom older-style semi-detached • 2 Reception Rooms, Kitchen and Garden Room • Off-road parking to the rear • Ideal family home • No onward chain



In more detail the spacious accommodation comprises

Entrance Porch

With glazed panelled door to

Spacious Reception Hall

With vinyl flooring, radiator, carpeted staircase to the first floor, understairs store cupboard, central heating thermostat, picture rail and door to

Lounge

With laminate flooring, radiator, picture rail, display shelf and double glazed bay window to the front aspect with blinds.

Dining Room

With fitted carpet, radiator, picture rail, large built-in store cupboard and internal window to the Garden Room.

From the Reception Hall there is open plan access to

Kitchen

Fitted with range of wall and base cupboards, single drainer sink unit, ample worksurfaces, vinyl flooring, double glazed side windows, wall mounted gas central heating boiler, understairs storage space ideal for upright fridge/freezer, built-in oven and hob with cooker hood over and partially glazed door to

Garden Room/Conservatory

With tiled floor, power and light points, double glazed windows and door to the rear garden.

Utility Cupboard

With space and plumbing for washing machine, power and light and double glazed window.

Downstairs WC

With low flush cistern, wash hand basin and double glazed window.

First Floor Landing

With laminate flooring, access hatch to loft space, double glazed side window and door to

Bedroom 1

With fitted carpet, radiator, picture rail and double glazed window to the front aspect.

Bedroom 2

With laminate flooring, radiator, picture rail, double glazed window to the rear with blinds and built-in wardrobe with overhead storage.

Bedroom 3

With fitted carpet, radiator and double glazed window to the rear.

Bathroom

With white suite comprising bath with shower unit over and glazed folding screen, pedestal wash hand basin, low flush WC, double glazed window and ladder style radiator.

Outside

To the front of the property there is a small enclosed garden which has been laid to chippings for easy maintenance with a paved pathway leading to the front

entrance door and continuing to the side to provide access to the rear garden.

To the immediate rear of the property there is a good sized paved patio area providing the perfect entertaining space and leads onto the remainder of the garden which is laid to lawn, well enclosed by hedging and fencing for privacy with useful side and rear access gates.

One of the main features of the property is that it benefits from a good sized off-road parking area to the rear which is accessed from Prior Street. The property also has a detached OUTBUILDING/WORKSHOP with power, light and door to the side.

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. After passing the theatre on the left hand side, take the second turning left into Prior Street and number 125 Edgar Street is immediately on the right hand side.

Viewing

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

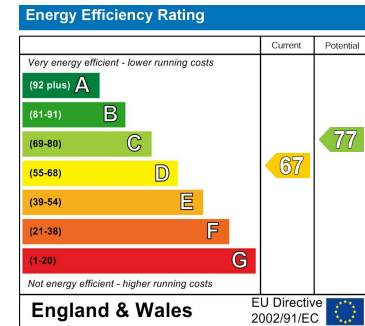
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

125 EDGAR STREET





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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