



18 Cilcennin Close, Hereford, HR1 1PU



**18 Cilcennin Close
Hereford
HR1 1PU**

Summary of Features

- Mid terraced home
- Three bedrooms
- Large rear garden
- In need of modernisation throughout
- Great opportunity for first time buyers and investors
- No onward chain

**Offers In The Region Of
£200,000**

Located on Cilcennin Close in Hereford, this terraced house presents an excellent opportunity for buyers looking to modernise and add value. Offering generous living accommodation throughout, the property features three well-proportioned bedrooms, making it well suited to families, first-time buyers, or investors alike. The accommodation includes a spacious reception room providing a comfortable space for both relaxing and entertaining, while the existing layout offers excellent potential for reconfiguration to suit a variety of lifestyles and needs. Externally, the property benefits from a particularly generous rear garden, mainly laid to lawn and offering excellent space for outdoor entertaining, gardening, or family use. Although requiring updating throughout, the property provides a fantastic blank canvas for improvement and personalisation, with superb scope to create a stylish and practical home in a popular residential location.

Location

The property is situated to the north-east of Hereford, within the well-established and sought-after Tupsley district. The area benefits from a range of local amenities, together with a selection of well-regarded primary and secondary schools in close proximity. Hereford as a whole offers an extensive range of shopping, leisure and recreational facilities, along with a choice of further education options including Hereford Sixth Form College and Herefordshire and Ludlow College. The city also provides convenient access to both bus and railway stations.

Accommodation

Ground floor

Enter into the welcoming porch which provides access to the main hallway and a useful store room. The hallway benefits from a handy storage cupboard and stairs rising to the first floor. The property offers a spacious front-to-back living room, creating an excellent space for both relaxing and entertaining, with a side window overlooking the rear garden and allowing plenty of natural light to flow through. The kitchen/breakfast room is fitted with a range of matching wall and base units, incorporating a sink unit, freestanding oven and additional storage cupboard, providing practical everyday functionality. Accessed from the kitchen is a versatile store room offering excellent potential to be converted into additional living accommodation or a dining area, subject to any necessary consents. To the rear of the property is a conservatory currently utilised as a dining space, enjoying views over the garden and providing a pleasant additional reception area.

First floor

The first floor landing benefits from a useful storage cupboard and provides access to all accommodation. There are three well-proportioned bedrooms comprising two generous double rooms and a comfortable single bedroom, all of which feature fitted cupboards offering excellent built-in storage. The property also benefits from a wet room fitted with a shower area and wash hand basin, complemented by a window providing natural light and ventilation. In addition, there is a separate WC with window.



Outside

Outside, the rear garden occupies a particularly generous plot and offers excellent potential to create a wonderful family garden. The garden is mainly laid to lawn with stepping stone pathways and a small patio seating area, ideal for outdoor entertaining and relaxation. The space is enclosed by a combination of fencing and mature hedging, providing a good degree of privacy, while a useful storage shed adds further practicality.

Services

We understand mains water, drainage and electric are connected to the property.

Council tax

Herefordshire council tax band - B

Tenure

Freehold

Directions

From Hereford centre proceed along Commercial Road, passing Morrisons on the left and over the railway bridge and up Aylestone Hill. At the mini roundabout, take the right turn into Folly Lane, passing Herefordshire colleges and take the left turn into Whittern Way. Follow Whittern Way down through a series of bends, take a right onto Whitehouse Way. Then, take the first right onto Cilcennin Close.

Anti-money laundering

The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.







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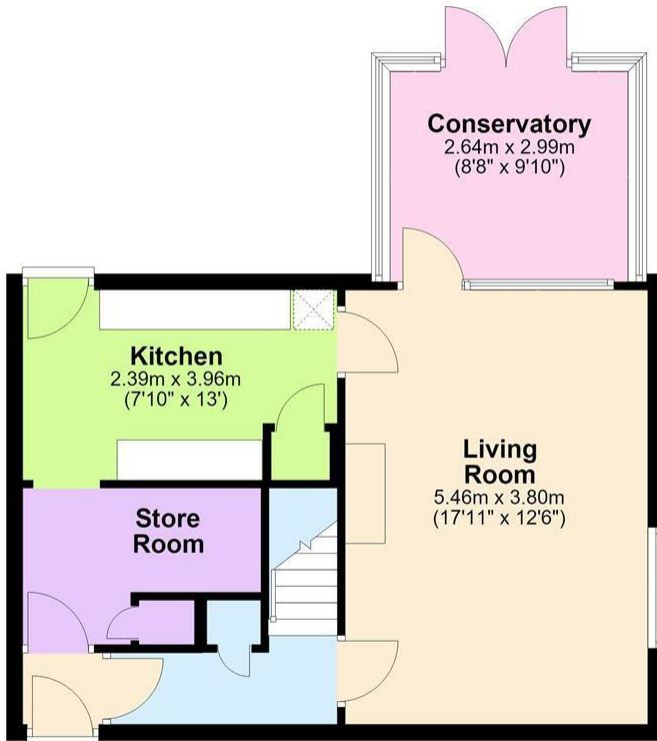
Hereford Branch

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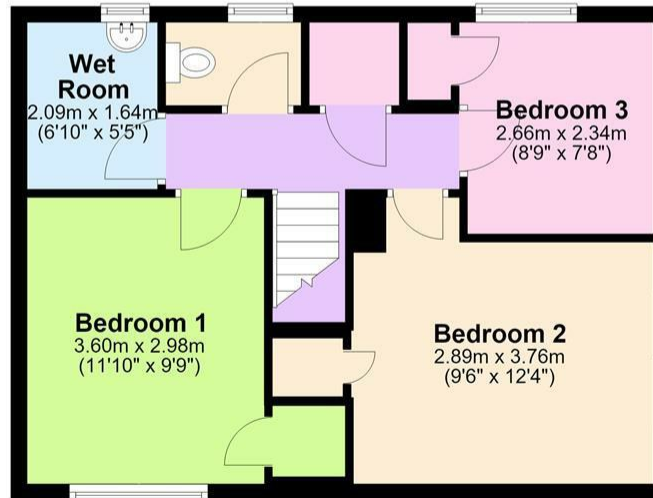
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Ground Floor



First Floor



Total area: approx. 91.7 sq. metres (987.1 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.