



19 PARK STREET

HEREFORD HR1 2RD

£199,950
FREEHOLD

In a sought-after location a mid-terraced house which is ideal for first-time buyer, 2 double bedrooms, gas central heating. No onward chain. Must be viewed!



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- Sought after residential location • Ideal first time buyer home • Well presented • Two double bedrooms • Sold with no onward chain • Must be viewed!



Ground Floor

With entrance door leading into the

Entrance Porch

With tiled floor, ceiling light point and entrance door leading into the

Lounge/Dining Room

A spacious lounge/dining room with exposed wooden floorboards separated by the carpeted staircase leading to the first floor. The living area has a central ceiling light, double glazed window to the front aspect, radiator and feature wood burning stove with tiled hearth. The dining area has a double glazed window to the rear aspect, central ceiling light, radiator, double storage cupboard, stairs leading up and door into the

Kitchen

Comprising fitted wall and base units, work surface space over with tiled splash backs, stainless steel sink and drainer unit, space for a freestanding cooker, fridge/freezer and under counter space for a washing machine, two double glazed windows and door out to the rear and door leading into the

Bathroom

A modern three piece white suite comprising panelled bath with mains fitment rainfall shower head over and panelled surround, low flush w/c, wash hand basin with storage below, mirrored cabinet over and panelled splash back, chrome heated towel rail and double glazed window.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch and doors to

Bedroom One

A spacious double bedroom with fitted carpet, central ceiling light, double glazed window to the front aspect, radiator and two built in double wardrobes.

Bedroom Two

With fitted carpet, central ceiling light point, radiator, double glazed window to the rear aspect, built in double storage cupboard housing the modern gas central heating boiler.

Outside

To the front there is a side access gate leading to a small courtyard area with step and paved pathway leading to the rear garden, laid to lawn and patio enclosed by a mix of hedging, fencing and brick walling with an array of plants, trees and shrubbery.

Cellar

Accessed from the rear courtyard with steps leading down with entrance door, light, power, fuse box & meters.

Agents Note

A single garage situated a short distance away is available by separate negotiaion if required.

Directions

Proceed east out of Hereford city along Blueschool Street, Bath Street and continuing to St Owen Street.

Turn right into St. James' Road, left into Green Street and then second left into Park Street.

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

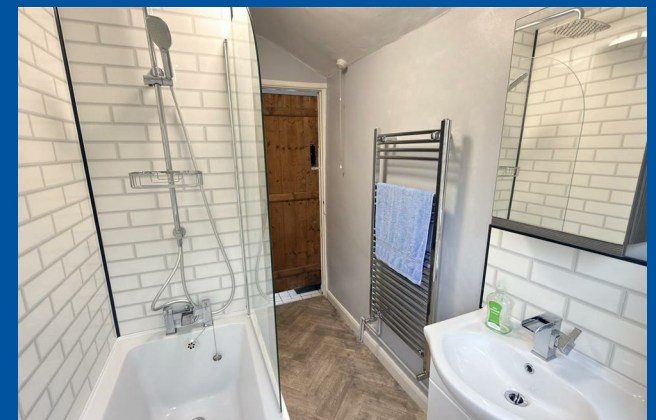
Freehold - vacant possession on completion.

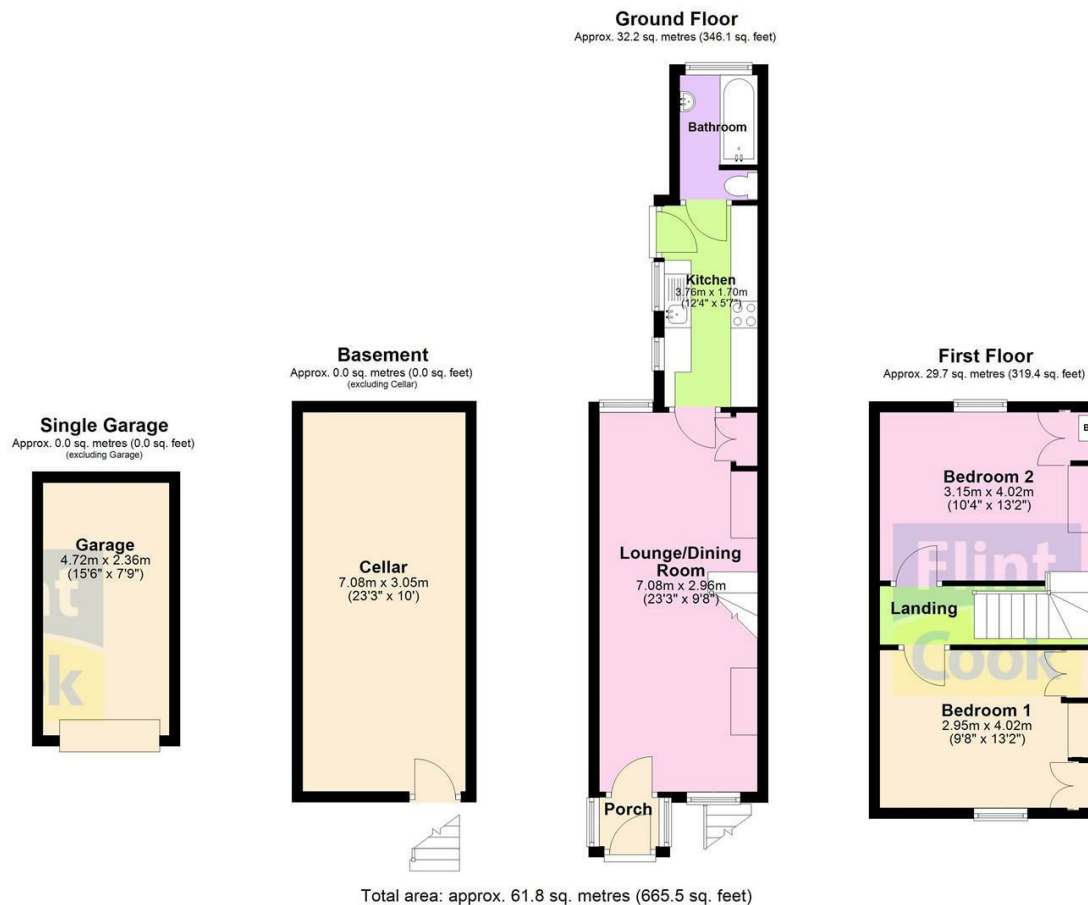
Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.



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EPC Rating: E Hereford Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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