



## 5 SMITHY COURT

HEREFORD HR2 6RS

£255,000  
FREEHOLD

Situated in this popular residential location, an immaculately presented three bedroom end terraced home offering ideal first time buyer accommodation. The property has the benefit of gas central heating, double glazing, downstairs W/C, a single garage and parking. A viewing is highly recommended.



# 5 SMITHY COURT

- Immaculately presented throughout
- Three bedroom end terraced home
- Ideal for a first time buyer
- Single garage & parking
- Modern Kitchen & bathroom with additional downstairs W/C
- Must be viewed!



## Ground Floor

With composite entrance door leading into the

### Reception Hall

With ceiling light point, radiator, wood effect flooring, space for coats and shoes and doors leading into the

### Downstairs W/C

With low flush w/c, pedestal wash hand basin with tiled splash back, radiator, ceiling light point, wall mounted fuse box, vinyl flooring and double glazed window to the front aspect.

### Living Room

With wood effect flooring, coving, dual aspect double glazed windows to the front and side, carpeted stairs leading up, feature wall panelling and door leading into the

### Kitchen/Dining Room

A modern fitted kitchen with matching wall and base units, fitted work surface space over, ceramic 1 1/2 bowl sink and drainer unit with mixer tap over, freestanding electric cooker with 4 ring hob and double oven, cooker hood over, under counter space for washing machine and space for a freestanding fridge/freezer, two feature ceiling light points, double glazed window and double glazed french doors leading out to the rear garden, tiled floor and useful under stair storage cupboard.

### First Floor Landing

With fitted carpet, ceiling light point, loft hatch, smoke alarm, double glazed windows into and doors to

## Bedroom One

A beautifully presented double bedroom with laminate flooring, radiator, double glazed window to the front aspect and feature wood panelled wall and hanging ceiling light.

## Bedroom Two

With wood laminate flooring, radiator, coving, ceiling light point and double glazed window to the rear aspect.

## Bedroom Three

With laminate flooring, radiator, ceiling light point, double glazed window to the front aspect and large built in airing cupboard housing the hot water cylinder.

## Bathroom

A modern three piece white suite comprising panelled bath with mains fitment shower head over & part tiled surround, pedestal wash hand basin with tiled splash back, low flush w/c, tiled floor & double glazed window.

## Outside

The property is approached across wooden steps bordered with stone leading to the front door. To the side of the property there is access to the single garage & parking.

To the rear a low maintenance south east facing garden. The French doors open onto a top sized area of decking perfect for entertaining with a stone pathway leading to a further seating area to the rear, there is a small area of lawn and a border laid to bark with an array of plants

and shrubbery. The rear garden is enclosed by fencing and has a side access gate leading to the garage & parking area.

### Directions

Proceed south out of Hereford on the A49 towards Ross-On-Wye, proceed past the Broadleys pub and at the next set of traffic lights turn left onto Bullingham Lane, taking the first left onto Waggoner's Way and then the second right into Smithy Court, proceed to the left and the property is situated a short distance down on the right hand side.

### 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.

## 5 SMITHY COURT





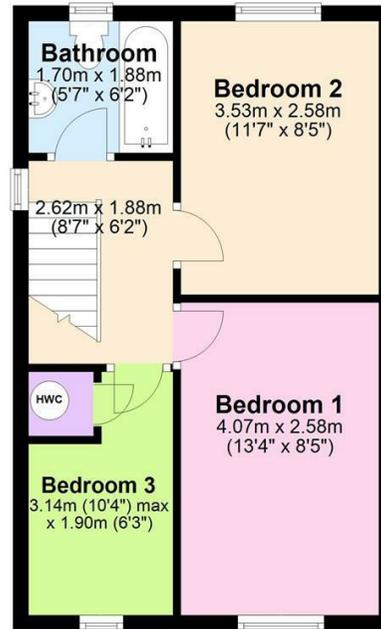
### Ground Floor

Approx. 36.4 sq. metres (391.8 sq. feet)



### First Floor

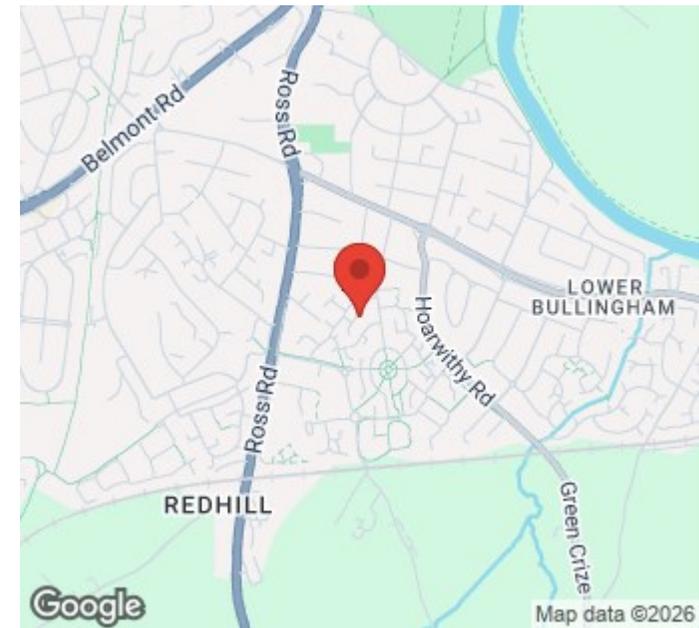
Approx. 34.9 sq. metres (376.0 sq. feet)



Total area: approx. 71.3 sq. metres (767.8 sq. feet)

**5 Smithy Court, Hereford**

**EPC Rating: C Council Tax Band:**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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