



## 28 COTTERELL STREET

HEREFORD HR4 0HQ

£219,750  
FREEHOLD

Situated in the popular residential location of Whitecross just a short distance from Hereford City Centre is this spacious two double bedroom semi detached period property offering ideal first time buyer accommodation. The property which benefits from gas central heating, double glazing, two double bedrooms, two receptions, a good sized rear garden and side access is also being offered for sale with no onward chain. A viewing is highly recommended.



# 28 COTTERELL STREET

- Popular residential location
- Walking distance to the city centre
- Two double bedrooms, two good sized receptions
- Ideal for a first time buyer
- Sold with no onward chain
- Must be viewed!



## Ground Floor

With entrance door leading into the

### Living Room

With wood effect flooring, central ceiling light and two fitted wall lights, double glazed bay window to the front aspect, radiator, feature fireplace with wood burning stove and tiled hearth with bespoke cabinetry to either recess, an opening then leads into the

### Family Room

With wood effect flooring, radiator, feature brick fireplace, carpeted stairs leading up with useful under stair storage cupboard, ceiling light point and large opening into the

### Kitchen/Dining Room

A spacious kitchen/dining room with matching wall and base units with ample work surface space over and tiled splash back, stainless steel sink and drainer, integrated four ring gas hob with double electric oven below with cooker hood over, space for a freestanding fridge/freezer, under counter space for washing machine, ample space for a dining table, radiator, two velux windows, double glazed window and french doors out to the rear garden.

### First Floor Landing

With fitted carpet, ceiling light point, large storage cupboard with fitted hanging rails and doors leading into

## Bedroom One

With fitted carpet, ceiling light point, radiator and double glazed window to the front aspect.

## Bedroom Two

With fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect.

## Bathroom

Three piece white suite comprising panelled bath with tiled surround and mains fitment shower head over, low flush w/c, pedestal wash hand basin, radiator, double glazed window and large airing cupboard housing the gas central heating boiler.

## Outside

To the rear there is a good sized garden with a stoned patio area leading to an area of lawn bordered by an array of plants and shrubbery enclosed by fencing with a wooden storage shed and access gate leading to the shared pathway out to the front. To the front there is a small courtyard accessed via a wooden gate enclosed by brick walling & hedging.

## Agents Note

The property benefits from a flying freehold and has a shared access with the neighbouring house via the blue door to the right of the property.

## Directions

From Hereford, proceed west on Whitecross Road

taking the left hand turning for White Horse Street and then the first right for Cotterell Street where the property is situated a short way down on the right hand as indicated by the Flint & Cook for sale board.

#### **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.

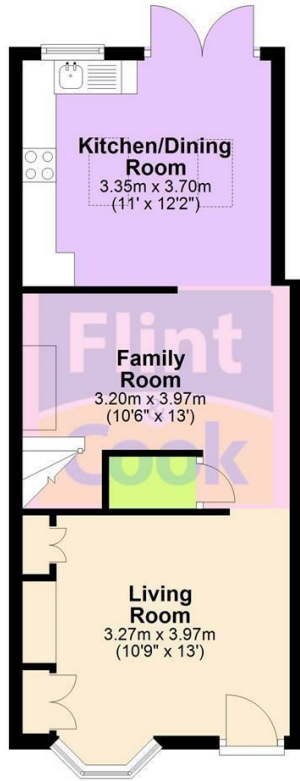
#### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

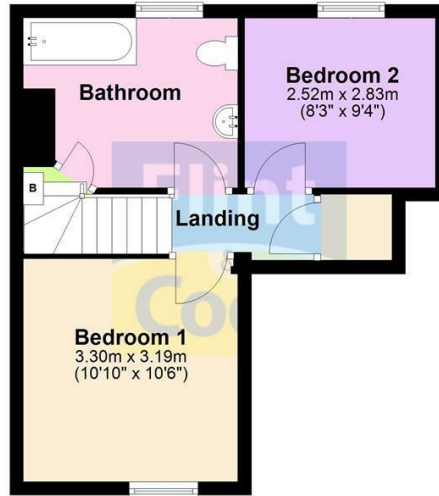
## 28 COTTERELL STREET



**Ground Floor**  
Approx. 39.0 sq. metres (419.6 sq. feet)

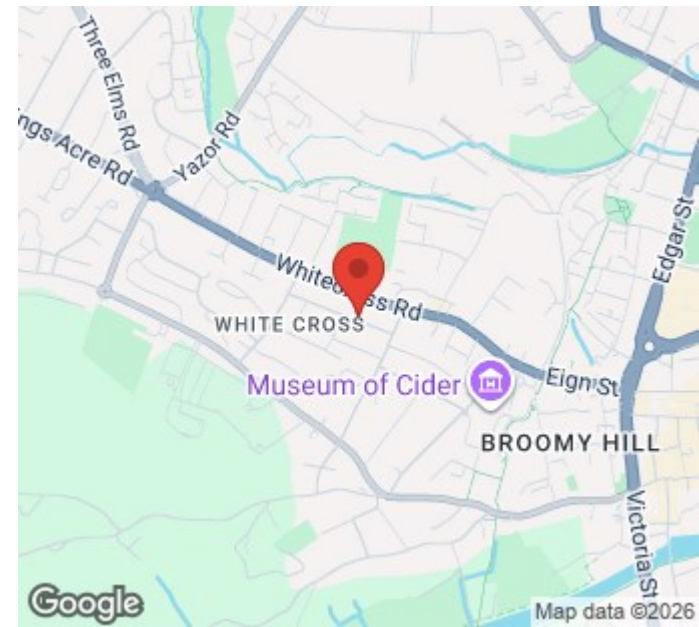


**First Floor**  
Approx. 31.8 sq. metres (342.2 sq. feet)



Total area: approx. 70.8 sq. metres (761.8 sq. feet)

**EPC Rating: D**    **Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		56	
(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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