



RAILWAY VIEW BARRS COURT ROAD

HEREFORD HR1 1DD

£245,000
FREEHOLD

Occupying a convenient central location within easy walking distance of Hereford City Centre, a deceptively spacious 3-storey house offering ideal investment or family accommodation. The property is offered for sale with no onward chain and has the added benefit of gas central heating, double glazing, flexible living accommodation with 3/4 bedrooms, en suite shower room, garage and drive to the rear. An internal inspection is recommended.



RAILWAY VIEW BARRS COURT

- Convenient central location
- Deceptively spacious 3-storey house
- Offering flexible living accommodation with 3/4 bedrooms
- Garage and driveway to the rear
- Ideal for family or investment
- No onward chain



In more detail the accommodation comprises

Canopy porch with partially double glazed entrance door through to

Entrance Hall

With fitted carpet, radiator and door to

Reception Hall

With fitted carpet, radiator, stairs to the first floor, useful store cupboard, central heating thermostat and door to

Kitchen

Fitted with single drainer sink unit, range of wall and base cupboards, ample work surfaces with tiled splashbacks, double radiator, tiled floor, double glazed window to front aspect, wall mounted gas central heating boiler, space for appliances, built-in oven and 4 ring gas hob with cooker hood over.

Dining/Family Room

With fitted carpet, radiator, double glazed windows, double doors to the rear garden and door to

Downstairs Cloakroom

With low flush WC, wash hand basin, tiled splashback, radiator and fitted carpet.

First Floor Landing

With fitted carpet, radiator and door to

Lounge

With fitted carpet, radiator, two double glazed windows to the rear and built-in store cupboard.

Bedroom 2

With fitted carpet, double radiator, built-in store cupboard and two double glazed windows to the front aspect.

Second Floor Landing

With fitted carpet, access hatch to loft space and door to

Bedroom 1

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

En Suite Shower Room

With low flush WC, pedestal wash hand basin, tiled splashback and shaver socket, tiled shower cubicle with glazed folding door, radiator and extractor fan.

Bedroom 3/Study

With fitted carpet, radiator, double glazed window to the front aspect and storage recess.

Bathroom

With suite comprising panelled bath with tiled surround, pedestal wash hand basin, low flush WC, double glazed window, radiator and extractor fan.

Outside

To the front of the property is a small garden with a paved pathway leading to the front entrance door.

The rear garden has been laid to chippings for easy maintenance and is enclosed by high fencing to maintain privacy. Useful rear access gate to the driveway providing off-road parking for one vehicle and

leading to the GARAGE with up and over door and ample storage space.

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 Centre on Commercial Road then after crossing over the railway bridge onto Aylestone Hill take the first left onto Barrs Court Road. After approximately ½ mile, 2 Railway View can be found on the left hand side.

Tenure & Possession

Freehold - vacant possession on completion.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Viewing

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

Money Laundering Regulations

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

Residential lettings & property management

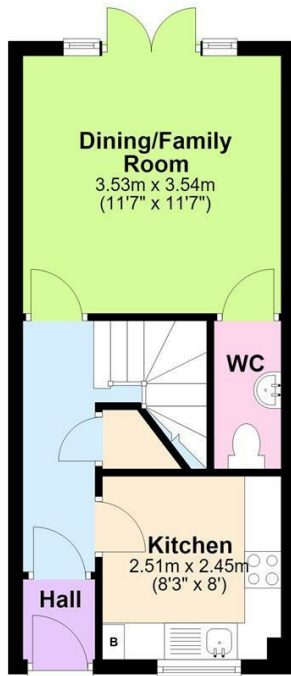
We operate a first class residential lettings and property

management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

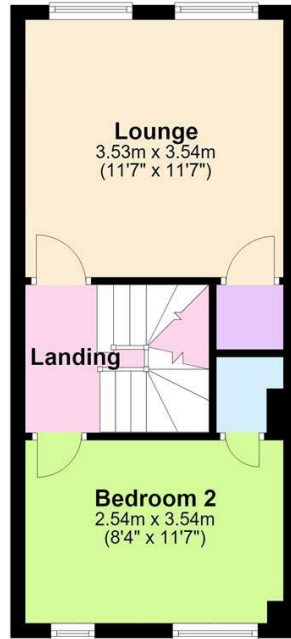
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Ground Floor
Approx. 29.3 sq. metres (315.1 sq. feet)



First Floor
Approx. 29.3 sq. metres (315.1 sq. feet)



Second Floor
Approx. 29.3 sq. metres (315.1 sq. feet)



Total area: approx. 87.8 sq. metres (945.2 sq. feet)
2 Railway View, Barrs Court Road, Hereford

EPC Rating: C Hereford Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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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