



16 POOLE CLOSE

HEREFORD HR2 7JP

£195,000
FREEHOLD

Within walking distance to city centre and local amenities a superb 2 bedroom semi-detached house with enclosed garden, garage and parking. Ideal for first-time buyer or investment.



16 POOLE CLOSE

- No onward chain!
- Two bedroom semi detached house
- Single garage & parking
- Ideal for a first time buyer
- Within walking distance to the City Centre
- Must be viewed!



Ground Floor

With wooden entrance door leading into the

Porch Area

With matwell, wall mounted fuse box, ceiling light point, space for coats and shoe storage opening into the

Living Room

With fitted carpet, radiator, coving, ceiling light point, double glazed window to the front aspect, fireplace surround and double doors leading into the

Kitchen/Dining Room

A fitted kitchen comprising wall and base units with ample work surface space over, stainless steel sink and drainer unit, four ring electric hob with electric oven below and extractor hood over, under counter space for a fridge, space and plumbing for a washing machine, cupboard housing the wall mounted gas central heating boiler, recess spotlights and double glazed window to the rear, to the dining area there is fitted carpet, a ceiling light point, radiator and double glazed french doors out to the rear garden.

First Floor Landing

With fitted carpet, smoke alarm, coving, ceiling light point, loft hatch, useful storage cupboard with fitted wooden shelving and doors leading to

Bedroom One

A spacious double bedroom with fitted carpet, ceiling

light point, radiator, double glazed window to the front aspect and useful built in double wardrobe.

Bedroom Two

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

Bathroom

Three piece suite comprising panelled bath with mains fitment shower head over, pedestal wash hand basin, low flush w/c, radiator and double glazed window.

Outside

To the rear a low maintenance garden laid to patio and stone enclosed by fencing with a side access gate and rear access door to the single garage. To the front of the property there is a small lawned garden part enclosed by fencing with a double length driveway leading to the front of the garage and to the side access gate.

Single Garage

With light, power, personal door to the side and up and over door to the front.

Directions

Proceed south out of Hereford along Belmont Road, take the first left turning into Poole Close and the property is situated immediately 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

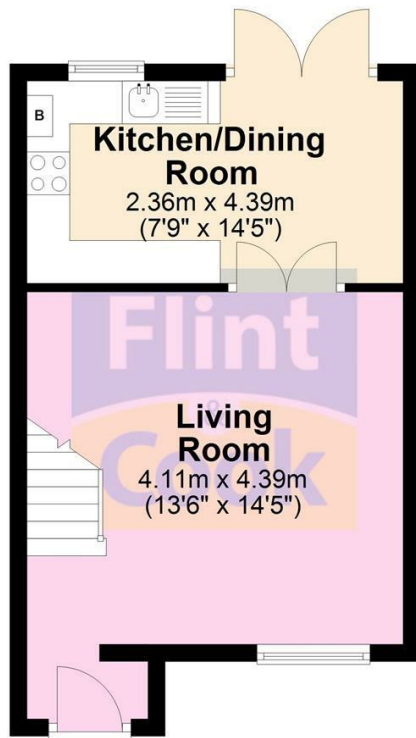
Strictly by appointment through the Agent (01432) 355455.

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Ground Floor

Approx. 30.4 sq. metres (326.8 sq. feet)



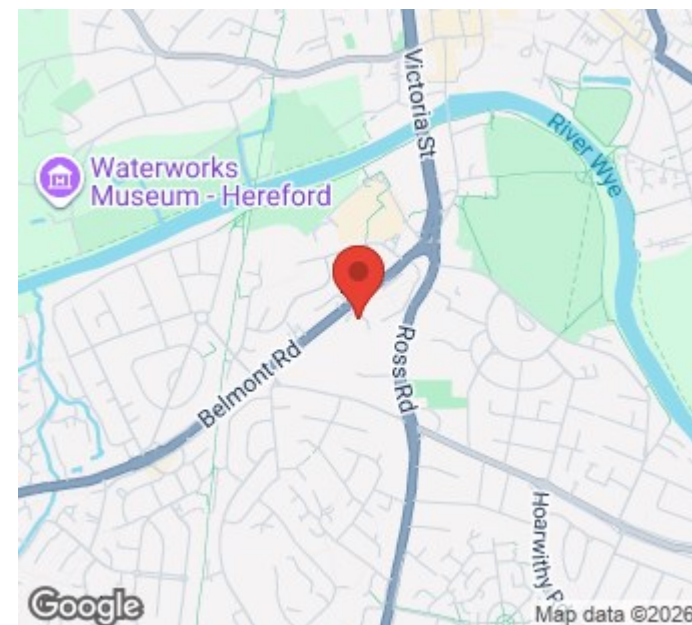
First Floor

Approx. 28.9 sq. metres (311.0 sq. feet)



Total area: approx. 59.3 sq. metres (637.8 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		
(69-80) C		
(55-68) D	68	76
(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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