



37 NEWTOWN ROAD

HEREFORD HR4 9LH

Asking Price £164,950
FREEHOLD

Occupying a convenient central location within easy reach of Hereford city centre, a spacious 3 bedroom, 3 storey older style house offering ideal investment accommodation. Although in need of some modernisation, the property has the added benefit of gas central heating, useful cellar, enclosed garden to the rear and to fully appreciate the potential of the property, we recommend an internal inspection.



37 NEWTOWN ROAD

- Convenient central location
- Older style 3 Bedroom, 3 storey house
- 2 reception rooms
- Kitchen and Cellar



In more detail, the accommodation comprises

Partially double glazed entrance door to

Lounge

With fitted carpet, radiator, double glazed window to the front aspect, picture rail, wall mounted gas fire (not tested) and door to

Dining Room

With fitted carpet, radiator, tiled open fireplace with hearth and display mantel over, double glazed window to the rear and access to

Kitchen

In need of modernisation with single drainer sink unit, wall and base cupboards, worksurfaces, space for appliances, double glazed window to the side, access hatch to loft storage space and access to

Rear Lobby

With door to the outside, cupboard housing the gas central heating boiler and door to

Downstairs Bathroom

With suite comprising bath with shower unit over, pedestal wash hand basin, low flush WC, radiator and double glazed window.

From the Dining Room, a staircase leads down to

Cellar

With ample storage space, electric light and scope to convert, subject to the necessary consent.

First Floor Landing

With fitted carpet and door to

Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect, ornamental fire surround and space for wardrobes.

Bedroom 2

With fitted carpet, ornamental fire surround, radiator and double glazed window to the rear.

Stairs from the First Floor lead up to

Second Floor - Attic Bedroom 3

With fitted carpet, radiator, Velux rooflight and exposed beam.

Outside

To the rear of the property there is an enclosed garden and shared pedestrian right of way to gain access to the rear.

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 along Edgar Street (A49). At the roundabout take the 3rd exit onto Newtown Road and Number 37 can be found immediately on the right hand side.

Viewing

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

Opening Hours

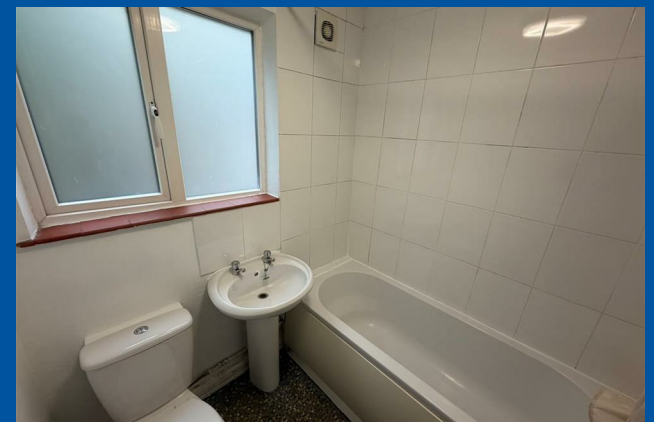
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

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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	58	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Hereford Council Tax Band: B

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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