





11 BRIGHTON GROVE

HEREFORD HR4 9TS

Asking Price £175,000

FREEHOLD

Outskirts of the city, close to local amenities a spacious end of terraced house with fitted kitchen, 2 double bedrooms, bathroom, enclosed garden, ideal for FTB or retirement. No onward chain.

Flint & Cook

11 BRIGHTON GROVE

• Northern outskirts of the City • End-terrace house • Gas central heating, double glazing • 2 good sized Bedrooms • Ideal for first time buyers • No onward chain





In more detail the accommodation comprises

Recessed Porch with useful cupboard and UPVC entrance door through to

Reception Hall

With radiator, stairs to the first floor and door to

Kitchen

With single drainer sink unit, wall and base cupboards, wall mounted gas central heating boiler, work surfaces, tiled floor, space for appliances, built-in oven and gas hob (not tested).

Living Room

With laminate flooring, understairs cupboard, radiator, double glazed side window and double glazed sliding patio door to the rear.

First Floor Landing

With access hatch to loft space and door to

Bedroom 1

With radiator and double glazed window to the rear.

Bedroom 2

With radiator, double glazed window to the front aspect, recess ideal for wardrobes and built-in airing cupboard.

Bathroom

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

Outside

To the front of the property there is a small garden with paved pathway leading to the front entrance door and there is also a useful outside tap. The property benefits from two parking spaces immediately in front of the property.

To the rear of the property there is a decked area, with the remainder of the garden laid to lawn, enclosed by fencing for privacy and with useful GARDEN SHED and side access gate.

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 the A49, turning left at the Starting Gate roundabout onto the Roman Road. Turn left into Kempton Avenue and after approximately ½ mile, turn left into Brighton Grove and the property can be found on the left 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.

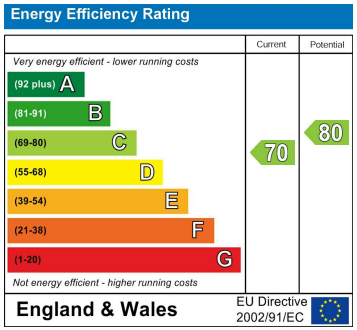
11 BRIGHTON GROVE











EPC Rating: C 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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk