





80 CHATSWORTH ROAD

HEREFORD HR4 9HZ

Asking Price £185,000

FREEHOLD

Situated within this popular residential location, a two bedroom terraced house requiring modernisation and being sold with the added benefit of no onward chain. The property offers an ideal home for first time buyers or investors and benefits from gas central heating, double glazing & allocated parking. A viewing is highly recommended.

Flint & Cook

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• Two bedroom terraced house • Sold with no onward chain • Ideal for a first time buyer • Popular residential location • Requires modernisation • Must be viewed!





Ground Floor

With entrance door leading into the

Entrance Porch

With fitted carpet, ceiling light point, wall-mounted fuse box and door leading into the

Lounge/Dining Room

A spacious lounge/dining room providing ample space for both living and dining furniture, with fitted carpet, central ceiling light point, radiator, double glazed window to the front aspect and carpeted staircase leading to the first floor. A large archway opens into the

Kitchen

Fitted with a range of matching wall and base units with ample work surfaces over, stainless steel sink and drainer unit, space for a freestanding gas or electric cooker with extractor hood over, under-counter space and plumbing for a washing machine and space for a freestanding fridge/freezer. There is a strip light, double glazed window overlooking the rear garden and a double glazed UPVC door providing direct access outside.

First Floor Landing

With fitted carpet, ceiling light point, loft access hatch and doors leading to

Bedroom One

A spacious double bedroom with fitted carpet, picture rail, central ceiling light point, radiator and wooden double glazed window to the front aspect. There is also a useful airing cupboard housing the gas central heating boiler and fitted wooden shelving.

Bedroom Two

With fitted carpet, central ceiling light point, radiator and wooden double glazed window overlooking the rear garden.

Bathroom

Fitted with a three-piece suite comprising panelled bath with partially tiled surround and mains shower over, pedestal wash hand basin with tiled splashback and low flush WC. There is also a radiator and wooden double glazed window to the rear aspect.

Outside

To the front of the property is a small area of lawn with a paved pathway leading to the front entrance door. To the rear is an enclosed, low-maintenance garden, bordered by fencing and comprising a paved patio area, ideal for outdoor seating and entertaining, together with a stone-covered area. The property benefits from allocated parking, conveniently accessed via the rear of the garden.

Directions

From Hereford City Centre, proceed west on Whitecross Road, at the monument roundabout take the fourth exit onto Yazor Road and at the roundabout take the first exit left. Proceed along Grandstand Road and take the left hand turning signposted for Chatsworth Road.

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

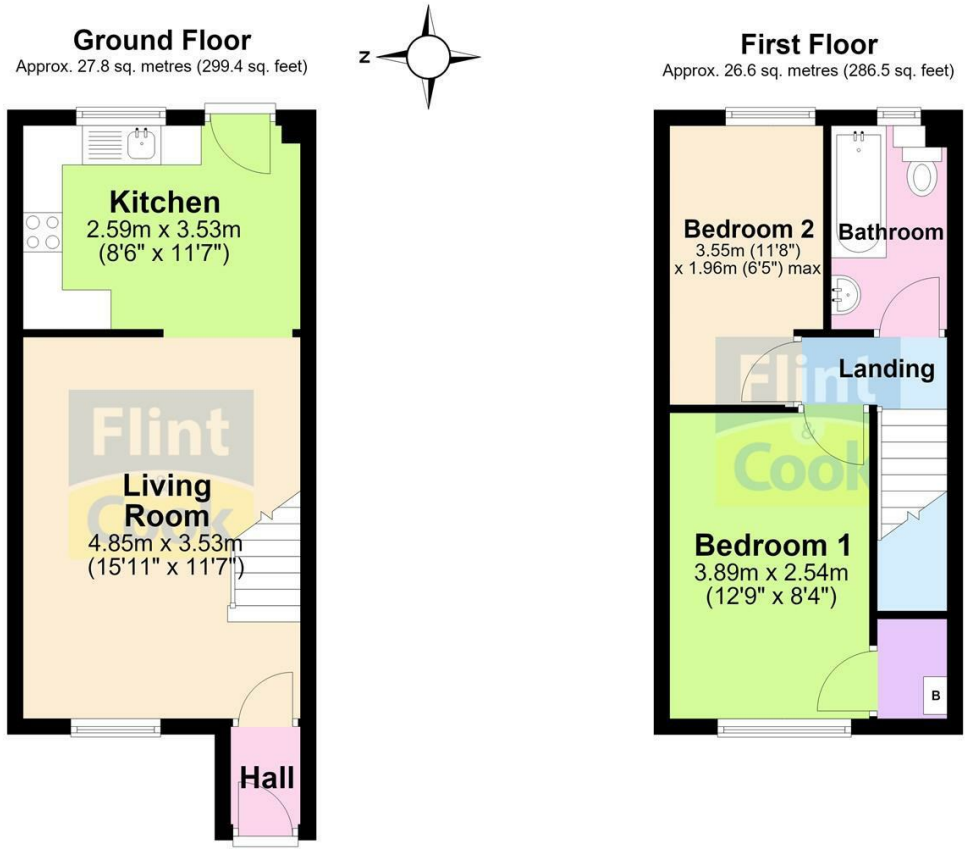
Strictly by appointment through the Agent (01432) 355455.

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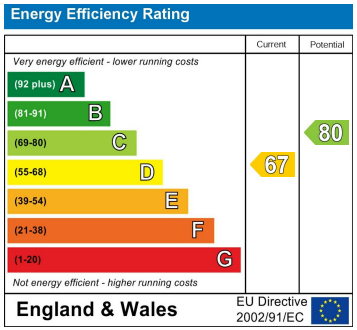






Total area: approx. 54.4 sq. metres (585.9 sq. feet)





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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