





15 ST OWEN GATE

HEREFORD HR1 2QA

Asking Price £215,000

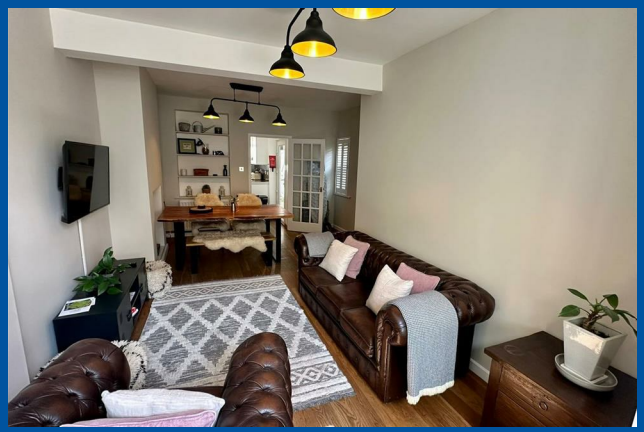
FREEHOLD

Occupying a convenient central location within easy walking distance of Hereford city centre, an impressive 3 bedroom, 3 storey end terrace house offering ideal first time buyer/investment accommodation. The property which is well presented throughout, has the added benefit of gas central heating, a large living room, modern kitchen and shower room, a courtyard garden and we highly recommend an internal inspection.

Flint & Cook

15 ST OWEN GATE

• Large living room & fitted kitchen • Convenient central location • No onward chain • Ideal for first-time buyers or investment • Impressive 3 bedroom, older style end of terrace house • Must be viewed





Full Description

Occupying a convenient central location within easy walking distance of Hereford city centre, an impressive 3 bedroom, 3 storey end terrace house offering ideal first time buyer/investment accommodation. The property which is well presented throughout, has the added benefit of gas central heating, a large living room, modern kitchen and shower room, a courtyard garden and we highly recommend an internal inspection.

Outside

To the rear of the property is a small courtyard garden, perfect for a table and chairs and a useful rear access gate.

Second Floor Landing

With fitted carpet, double glazed side window with Venetian blind, and door to

Entrance Hall

With feature flooring, central heating thermostat, stairs to the first floor, double glazed side window window with shutter style blind and glazed panel door to the

Bedroom 2

With laminate flooring, radiator, double glazed window to the front aspect.

Kitchen

With 1 ½ bowl sink unit and mixer tap over, a range of wall and base cupboards, ample high gloss work surfaces with splash backs, double glazed window to the rear, central spotlighting, upright radiator, feature flooring, space for appliances, built in oven and hob and double glazed door to the rear courtyard.

Money Laundering Regulations

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

Lounge/Dining Room

An impressive room with feature flooring, 2 radiators, a double glazed window to the front aspect with shutter style blinds, a range of lighting, display shelving, double glazed side window with shutter style blinds, store cupboard, chimney recess with scope to fit an electric fire and glazed panel door to the

Bedroom 3

With fitted carpet, radiator and window to the rear.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band B

Water and drainage rates are payable.

Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.Opening HoursMonday - Friday 9.00 am - 5.30 pmSaturday 9.00 am - 1.00 pm

Canopy Porch

With partially double glazed entrance door through to the

First Floor Landing

With fitted carpet, radiator, under stair storage, stairs leading up the the second floor and door to

Bedroom 1

With exposed floorboards, double glazed windows to the front and side with Venetian blinds, radiator, space for wardrobes and a built in single wardrobe with hanging rail and shelf.

Shower Room

With suite comprising a large corner shower with rainwater style shower head over and glazed sliding doors, vanity wash hand basin with storage below and mirror and shelves over, low flush WC, laminate tiled floor, radiator, tiled wall surround for easy maintenance, double glazed window, extractor fan and useful store cupboards - one housing the gas central heating boiler.

Directions

Proceed east out of Hereford city along Blue School Street continuing into Bath Street then St Owen Street. St Owen Gate is on your right just before Hereford Fire Station.

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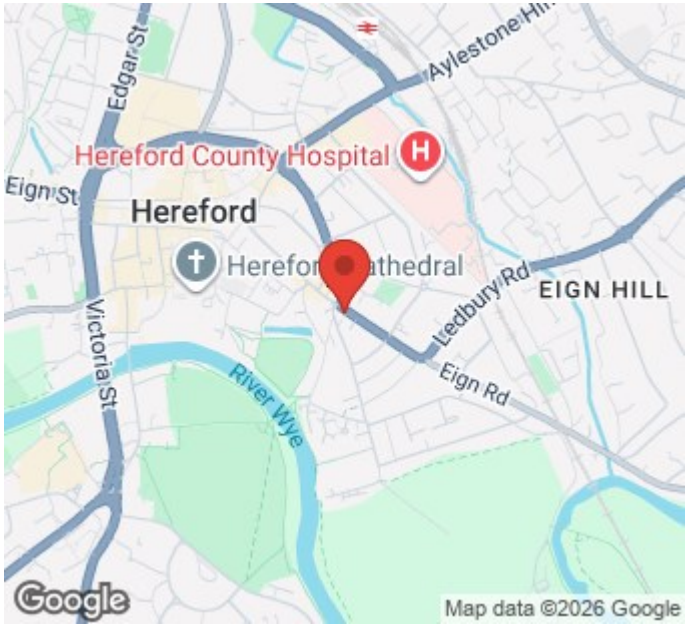


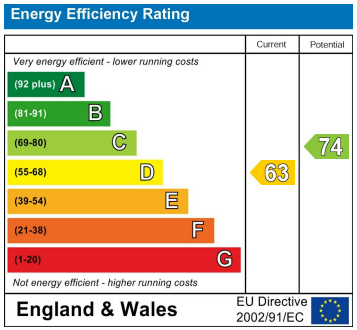




Total area: approx. 78.2 sq. metres (842.2 sq. feet)

15 St Owen Gate, St Owens Street, Hereford





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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