





65 OLD EIGN HILL

HEREFORD HR1 1UA

Asking Price £249,950

FREEHOLD

Peacefully situated in this highly sought-after location, a deceptively spacious older style terraced house offering ideal first time buyer accommodation. The property has a wealth of character throughout and benefits from gas central heating, double glazing, flexible living accommodation, off-road parking and good sized rear garden. To fully appreciate this property we highly recommend an internal inspection.

Flint & Cook

65 OLD EIGN HILL

• Highly sought after location • Deceptively spacious two bedroom terraced house • Two large reception rooms, kitchen, conservatory and downstairs WC • Off road parking and good sized rear garden • Ideal for first time buyers • Must be viewed





In more detail the accommodation comprises

Entrance door to

Entrance Porch
With tiled floor, coat hooks, storage space, electric light and door to

Lounge
With wood-strip flooring, turning carpeted staircase to first floor, radiator, double glazed windows to front aspect, feature fireplace with hearth and built-in gas coal effect fire. Door to

Dining Room
With fitted carpet, partial panelled walling, display shelving, understairs store cupboard, double glazed window looking through to Side Lobby, built-in store cupboards and door to

Inner Lobby
With tiled floor, radiator, door to Side Lobby/Utility Room and door to

Downstairs Cloakroom
With low flush WC, wash hand basin, storage cupboard and tiled floor.

Side Lobby/Utility Room
With tiled floor, ample storage space, wall mounted gas central heating boiler and work surface with space and plumbing below for washing machine and tumble dryer. Double glazed door to

Conservatory
With vinyl flooring, water tap, power and light points, opening windows and double doors to rear patio and garden.

Fitted Kitchen
With range of wall and base cupboards, ample solid wood work surfaces, feature tiled floor, 1½ bowl sink unit with mixer tap over, double glazed windows to side and rear, space for appliances and central spotlighting.

First Floor Landing
With door to

Bedroom 2
With fitted carpet, radiator, recessed shelving, double glazed window to front aspect and range of built-in wardrobes.

Nursery/Dressing Room
With fitted carpet, radiator and glazed panelled door to

Bedroom 1
With radiator, laminate flooring, space for wardrobes and double glazed window to rear.

Bathroom
With suite comprising antique style roll top claw-foot bath, high flush cistern, pedestal wash hand basin with tiled splashback, large corner shower cubicle with glazed sliding door and rainwater style showerhead over, access hatch to loft space, tiled floor and ladder style towel rail/radiator.

Outside

To the immediate rear of the property there is a good sized paved patio area providing the perfect entertaining space and leads on to the remainder of the garden which has been laid to artificial grass for easy maintenance. Also included are raised flower borders, further paved patio area, USEFUL GARDEN STORE and all well enclosed by high fencing and walling for privacy.

The front garden has been landscaped for easy maintenance with shared paved pathway leading to the front entrance door.

The property also benefits from a driveway providing off-road parking for one vehicle.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

Proceed east out of Hereford city centre along Blue School Street. Continue into Bath Street, St Owens Street and Ledbury Road. At the roundabout turn right onto Hafod Road and then left onto Old Eign Hill. 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.

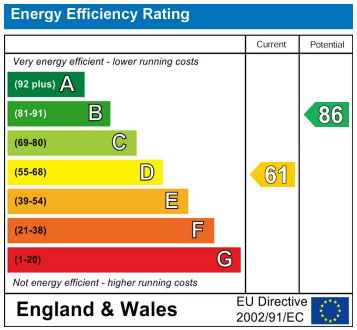
65 OLD EIGN HILL











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

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

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