





24 MOOR STREET

HEREFORD HR4 9LA

Asking Price £175,000

FREEHOLD

Situated a short walk from Hereford City Centre, a two bedroom end of terrace house being sold with the benefit of no onward chain and offering ideal first time buyer accommodation. The property requires a degree of modernisation but benefits from gas central heating, double glazing, two bedrooms, a spacious lounge/diner and a good sized rear garden. A viewing is highly recommended.

Flint & Cook

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• No onward chain • End terraced house • Two bedrooms • Gas central heating & double glazing • Walking distance to the city centre • Requires a degree of modernisation





Ground Floor

With composite entrance door leading into the

Lounge/Dining Room

The property is approached via a composite entrance door opening into a spacious lounge/dining room, providing ample space for both comfortable seating and dining furniture. The room benefits from laminate flooring, double-glazed windows to the front and rear aspects, an electric fireplace, two radiators and two ceiling light points. Carpeted stairs rise to the first floor, with a further door leading into the kitchen.

Kitchen

Fitted with a range of matching wall and base units with ample work surface space over, incorporating a stainless steel sink unit and four-ring gas hob, together with an integrated oven and microwave. There is space and plumbing for a washing machine with tumble dryer above, along with space for a freestanding fridge/freezer. Additional features include tiled flooring, radiator, recessed ceiling spotlights and a double-glazed window to the side aspect. A door provides access to the side passageway, whilst an opening leads through to the rear porch.

Rear Porch

A useful additional area with tiled flooring and recessed ceiling spotlights, providing access to the rear garden and ground floor shower room.

Shower Room

Fitted with a contemporary white suite comprising a large walk-in shower enclosure with mains-fed rainfall shower head, wash hand basin with useful storage beneath and low-level WC. The room also benefits from a chrome heated towel rail, tiled flooring, recessed ceiling spotlights, double-glazed window and wall-mounted gas central heating boiler.

First Floor Landing

With fitted carpet, ceiling light point and doors leading to both bedrooms.

Bedroom One

A spacious double bedroom positioned to the front of the property, with double-glazed window, radiator and wall light. The room offers ample space for bedroom furniture.

Bedroom Two

A further good-sized double bedroom overlooking the rear garden, featuring laminate flooring, radiator and double-glazed window to the rear aspect. There is also a useful fitted double cupboard incorporating hanging rail and shelving, providing excellent storage space.

Outside

To the rear of the property is a particularly good-sized garden, predominantly laid to lawn and offering excellent potential for outdoor entertaining, family enjoyment or further landscaping.

A concrete pathway leads through the garden to a rear pedestrian access gate and useful storage shed. The garden is enclosed by a combination of fencing and established hedging, providing a defined and private outdoor space.

The property also benefits from access to the kitchen via the adjoining passageway.

Directions

Proceed north out of Hereford city centre along Edgar Street and then turn left opposite the football ground into Moor Street.

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.

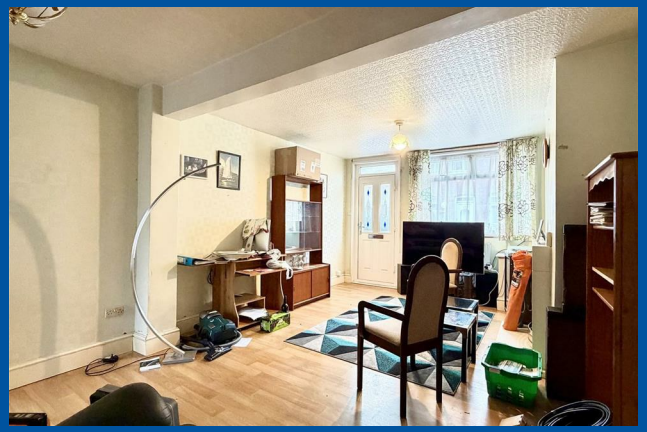
Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

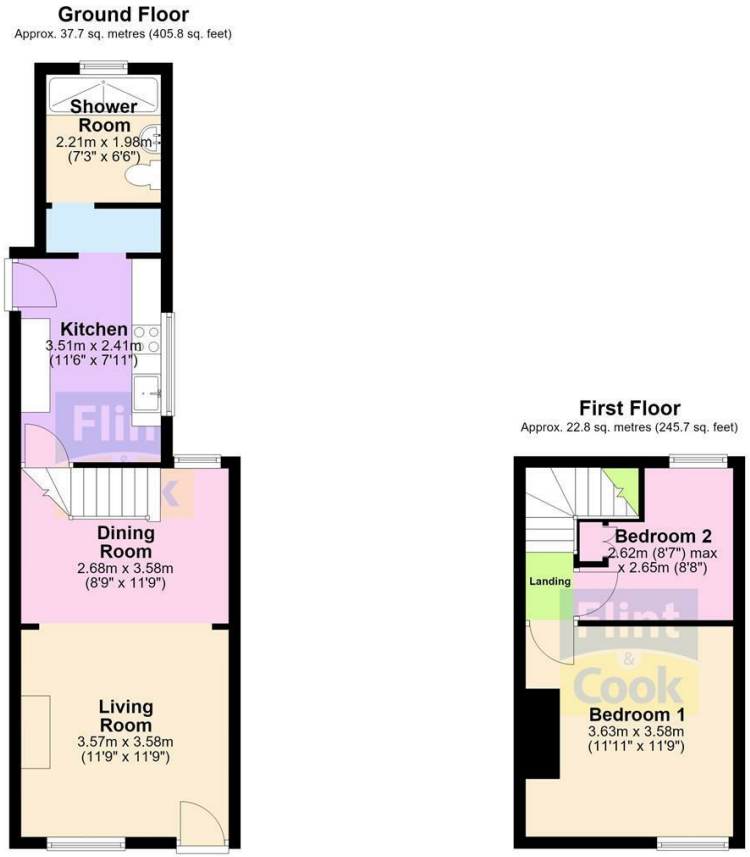
Strictly by appointment through the Agent (01432) 355455.

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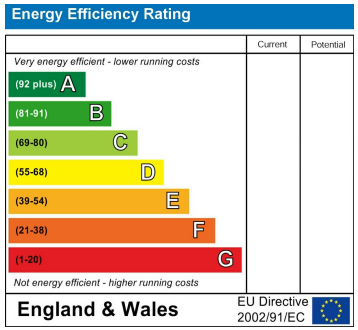






Total area: approx. 60.5 sq. metres (651.5 sq. feet)





EPC Rating: 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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