





14 CANONMOOR STREET

HEREFORD HR4 9JJ

£249,950

FREEHOLD

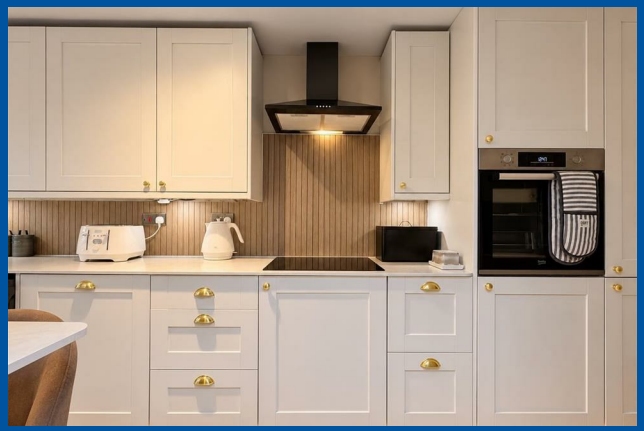
Situated within a short walk of Hereford City Centre, an immaculately presented turnkey 2/3 bedroom mid-terraced home offering beautifully appointed accommodation throughout, retaining a wealth of character alongside modern improvements. The property benefits from a newly fitted kitchen, stylish bathroom, two double bedrooms, additional bedroom/dressing room, useful cellar and an enclosed rear garden. An ideal purchase for first-time buyers or those seeking the convenience of city living.

Flint & Cook

14 CANONMOOR STREET

• Immaculately presented throughout • Ideal for a first time buyer/ downsizing • Turnkey property • Two/Three bedroom terraced home • Short work from Hereford City Centre • Must be viewed!





Ground Floor

With useful outside light and entrance door leading into the

Dining Room/Study

A welcoming dining area/study space with inset matwell, fitted carpet, carpeted staircase leading to the first floor, useful coat storage space, original feature fireplace with alcoves to either side, radiator, recessed ceiling spotlights, double-glazed window to the front aspect with fitted blind, cupboard housing the gas meter and an opening leading into the

Living Room

A beautifully appointed and versatile space, ideal for both relaxing and dining, with fitted carpet, recessed ceiling spotlights, double-glazed window to the rear aspect, radiator, central heating thermostat, original feature fireplace with tiled hearth and wooden mantel over, door with steps leading down to the cellar and an opening into the

Kitchen

A fantastic use of space and comprehensively fitted with a range of matching wall and base units with brushed gold handles and ample work surface space over, panelled splashbacks, Belfast sink with brushed gold mixer tap, four-ring induction hob, eye-level oven, integrated fridge/freezer, integrated slimline dishwasher, integrated bin drawer, fitted breakfast bar, cupboard housing the gas central heating boiler, radiator, two ceiling light points, double-glazed windows to the rear and side aspects and a door leading out to the rear garden.

First Floor Landing

With fitted carpet, loft access hatch, recessed ceiling spotlights, smoke alarm and doors leading into

Bedroom One

A spacious double bedroom with fitted carpet, recessed ceiling spotlights, radiator, ample space for freestanding wardrobes and a double-glazed window to the rear aspect with fitted blind.

Bedroom Two

A further double bedroom with fitted carpet, radiator, ceiling light point, double-glazed window to the front aspect with fitted blind and a useful built-in wardrobe over the staircase.

Bathroom

An immaculately presented contemporary bathroom fitted with a three-piece suite comprising a P-shaped panelled bath with waterproof wall panelling, gold-effect fittings and rainfall shower head over, low-level WC, wash hand basin with vanity storage below, illuminated mirror, gold-effect heated towel rail, recessed ceiling spotlights, two double-glazed windows, loft access hatch and an opening leading into the

Bedroom Three/Dressing Room

A versatile additional room that could be utilised as a third bedroom, dressing room or home office with

fitted carpet, recessed ceiling spotlights, radiator and double-glazed window to the rear aspect.

Outside

To the front of the property, there is an outside light and a uPVC entrance door.

To the rear, a paved pathway leads to a paved patio area bordered by decorative gravel, providing an ideal space for outdoor dining and entertaining. Beyond the patio is a good-sized area of lawn, leading to a further gravelled area with a useful storage shed.

The garden is enclosed by fencing and benefits from an outside power point, outside water tap and lighting. A useful pedestrian access gate leads onto a side access pathway providing access to the front of the property.

There is permit parking available on Canonmoor Street & Shinwell Road.

Agents Note

The neighbouring property benefits from a right of access across the rear garden of number 14.

Directions

From our offices in Broad Street, proceed into King Street and continue into St Nicholas Street. At the traffic lights, turn right onto Victoria Street and continue towards the northern side of the city centre. At the main roundabout, proceed straight ahead onto Edgar Street (A49) and take the first turning on the left into Canonmoor Street, where number 14 can be found on the left hand side.

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.

14 CANONMOOR STREET



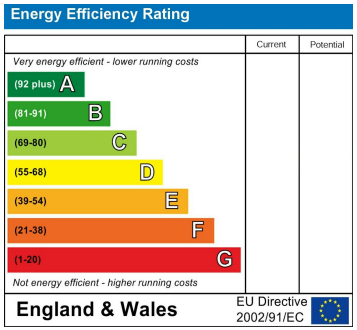






Total area: approx. 75.1 sq. metres (807.9 sq. feet)





EPC Rating: Council Tax Band:

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