

FOR  
SALE



32 Merestone Road, Hereford HR2 7PT

£179,950 - Freehold



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## PROPERTY SUMMARY

Mid-terraced house situated in popular residential area requiring modernisation with 3 bedrooms, gas central heating, double glazing, garden. Ideal for FTB or investment.

## POINTS OF INTEREST

- *Mid-terraced 3 bedroom house*
- *Popular residential area*
- *In need of modernisation*
- *Gas central heating, double glazing*
- *Ideal first time buyer/investment*
- *NO ONWARD CHAIN*



## ROOM DESCRIPTIONS

### Description

Situated within a well-established residential area about a mile south of the Cathedral City of Hereford, a 3 bedroom mid-terraced house offered For Sale with no onward chain. Local amenities nearby include various shops, a bus service and primary and secondary schools. Constructed in the 1960's, the property is offered For Sale for the very first time and requires modernisation. The property has the added benefit of gas central heating and double glazing and would be ideal for first time buyer or investment accommodation. The whole is more particularly described as follows:-

### Canopy Porch

Double glazed front door leading into the

### Entrance Hallway

Fitted carpet, radiator, carpeted staircase leading to the first floor, understairs storage and door into the

### Living Room

Fitted carpet, window to the front aspect, radiator and gas fire and sliding door leading into the

### Dining Room

Fitted carpet, radiator, windows and door into the rear garden and door into the

### Kitchen

Fitted with a mix of wall and base units, stainless steel sink and drainer, space for a free-standing cooker, space and plumbing for washing machine, space for fridge/freezer, window to the rear aspect, built-in pantry cupboard, door to the Entrance Hallway and door to the

### Utility/Porch Area

Double glazed door to the front and to the rear garden, electric meter and fuseboard, cold store.

### Landing

Fitted carpet, smoke alarm, airing cupboard with the gas central heating boiler and doors to

### Bedroom 1

Fitted carpet, radiator, window to the front aspect and built-in storage cupboard.

### Bedroom 2

Fitted carpet, radiator, window to the front aspect and built-in storage cupboard.

### Bedroom 3

Fitted carpet, window to the rear, radiator and built-in storage cupboard.

### Bathroom

Suite comprising panelled bath, pedestal wash hand-basin, radiator, window, fitted carpet, electric heater.

### Separate WC

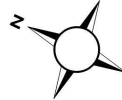
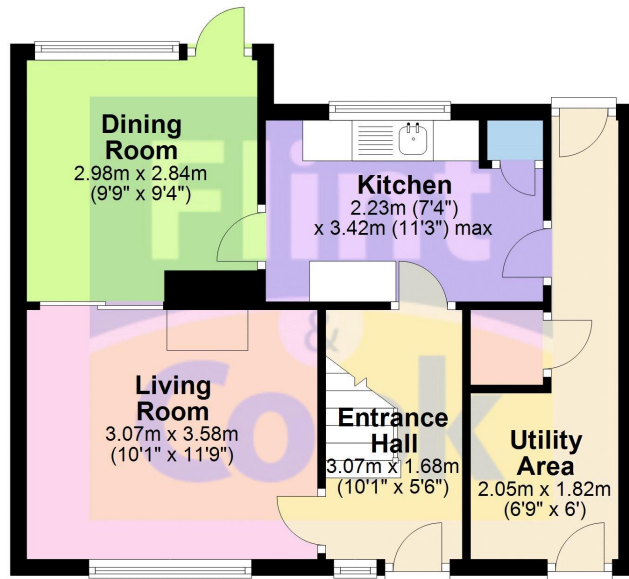
Fitted carpet, low level WC, electric heater, window to the rear aspect and radiator.

### Outside

To the front of the property, the front garden is approached via an iron gate and is mainly laid to lawn with a range of plants and shrubs enclosed by hedging and fencing with a concrete and paved patio pathway leading to the front door. To the rear there is a small concrete patio area with concrete path leading to an outside timber shed and greenhouse. There is a small lawned area and a range of plants and shrubs.

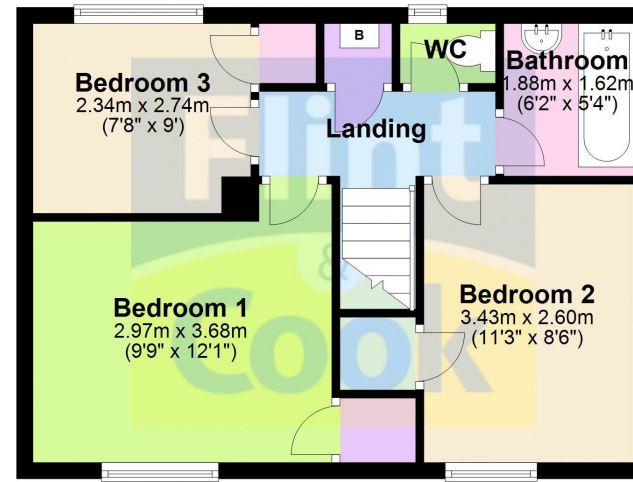
### Ground Floor

Approx. 41.5 sq. metres (447.1 sq. feet)



### First Floor

Approx. 40.3 sq. metres (433.3 sq. feet)



Total area: approx. 81.8 sq. metres (880.4 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	84
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		