



Total area: approx. 69.9 sq. metres (752.8 sq. feet)  
This plan is for illustrative purposes only  
Plan produced using PlanUp.



1 Merton Court Canal Road Hereford HR1 2EA

£210,000

- Convenient City centre location
- Spacious 2 bedroom semi-detached house
- Lounge, kitchen/diner & downstairs WC
- Gas central heating, double glazing
- Private garden & allocated parking
- NO ONWARD CHAIN

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## 1 Merton Court Canal Road Hereford HR1 2EA

Occupying a convenient central location within easy walking distance of Hereford City centre, a well maintained 2 bedroom semi-detached house offering ideal first-time buyer/retirement or investment accommodation.

The property, which is offered For Sale with no onward chain, has the added benefit of **gas central heating, double glazing, downstairs WC, easy to maintain gardens, allocated parking space and we recommend an internal inspection.**

Hereford City centre is within easy reach and there is a wide range of amenities within walking distance of the property including supermarket, shops, church, public house, doctors surgery, schools, colleges and bus service.

In more detail, the accommodation comprises:-

### Ground floor

#### Canopy Porch

With outside light and partially double glazed entrance door through to the

#### Reception Hall

Carpeted staircase to the first floor, radiator and door to the

#### Downstairs Cloakroom

Low flush WC, pedestal wash hand-basin with tiled splashback, radiator, extractor fan.

#### Kitchen/Dining Room

Single drainer sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces with splashbacks, easy to maintain flooring, space for dining/breakfast table, radiator, large double glazed bay window to the side, built-in single oven and 4-ring gas hob with splashback and cooker hood over, wall mounted gas central heating boiler, central spotlighting, space and plumbing for washing machine and door to the

#### Lounge

Fitted carpet, radiator, double glazed double French doors to the garden.

#### First floor

##### Landing

Fitted carpet, access hatch to loft space and door to

##### Bedroom 1

Fitted carpet, radiator, space for wardrobes, double glazed window to the rear.



##### Bedroom 2

Fitted carpet, radiator, double glazed window to the side and recess - ideal for wardrobes.

##### Bathroom

Suite comprising panelled bath with handgrips, panelled wall surround and shower unit over with glazed screen, low flush WC, pedestal wash hand-basin with tiled splashback, mirror fronted medicine cabinet over, easy to maintain flooring, double glazed window, extractor fan, ladder style towel rail/radiator.

##### Outside

To the rear and side of the property, the gardens have been landscaped for easy maintenance and are all enclosed by fencing to maintain privacy and have a useful side access gate. Situated a short distance away from the property, there is the allocated parking space.

##### General information

###### Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

###### Outgoings

Council tax band B - payable 2023/24 £1712.95  
Water and drainage - rates are payable/metered supply.

###### Tenure & possession

Freehold - vacant possession on completion.

###### Directions

Proceed east through Hereford City along Newmarket Street, taking the 1<sup>st</sup> left at the traffic lights onto Widemarsh Street. Take the 2<sup>nd</sup> right into Coningsby Street, turning left at the T-junction into Canal Road and then immediately right into the private road leading to Merton Court.

**What3words – scales.economies.text**



##### Viewing

Strictly by appointment through the Agent, **Flint & Cook**, Hereford (01432) 355455.

##### Money laundering regulations

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

##### Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

##### Opening hours

Monday - Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 2.00 pm

MP FC007950 October 2023 (1)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		