

FOR
SALE



30 St Martins Street, Hereford HR2 7RE

£199,995 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Elegant 3-storey Grade II Listed Town House within easy reach of the City centre. 2 reception rooms, 3 bedrooms, splendid bathroom and courtyard garden. Viewing highly recommended.

POINTS OF INTEREST

- *Elegant Town House*
- *Conveniently located*
- *2 Receptions, 3 bedrooms*
- *Courtyard garden*
- *Versatile accommodation*
- *Must be viewed!*



ROOM DESCRIPTIONS

Reception Hall

Vinyl flooring, panelled radiator, door to

Study

Window to front, vinyl flooring, panelled radiator, power points.

Dining Room

Vinyl flooring, double glazed door to the rear, cupboard housing the gas combination boiler, TV point, panelled radiator, power points.

Kitchen

With 1½ bowl stainless steel sink inset into a worksurface with a range of cupboards under, space for fridge, space for dishwasher, space for cooker, tiled splashbacks, vinyl flooring, window to the side and door to the

Utility Room

Worksurface with space and plumbing for washing machine below, window to the side, vinyl flooring, built-in cupboard and access to the

Cloakroom

Comprising WC, wash hand-basin, window to the rear, wall mounted electric towel rail, vinyl flooring.

From an Inner Hallway, a door gives access to brick steps leading down to the

Good size Cellar

With access to the front and light and power provided.

Agent's Note

At certain times of the year, the Cellar does have water ingress but the remainder of the house remains dry.

Staircase leads from the Reception Hall to the

Landing

With door into

Bedroom 1/Sitting Room

Window to the front, vinyl flooring, original fireplace, panelled radiator, TV point and power points.

Bedroom 2

Window to the rear, vinyl flooring, TV point, panelled radiator and power points.

Staircase continues to the

Second Floor

With door to

Bedroom 3

Window to front, panelled radiator, fitted carpet, power points, TV point.

Bathroom

Comprising free-standing bath, shower cubicle, WC, wash hand-basin, vinyl flooring, window to the rear, towel rail.

Steps then lead up to the

Former Shower Room

Currently not functioning but could be utilised for a number of purposes.

Outside

The property is approached from Bridge Street and to the right-hand side there is a passageway which this property has access across to the rear garden. The rear garden is enclosed and is paved for easy maintenance with a range of floral and shrub borders. At the far end the garden widens where there is a useful timber built shed.

Services

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

Outgoings

Council tax band C Water and drainage rates are payable.

Directions

The property is approached along Bridge Street and from the City centre continue over the Old Bridge towards the swimming baths - continue along this road where number 30 is located on the right-hand side.

Money Laundering Regulations

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

Agents Note

Is should be noted that the vendor is related to a member of staff at Flint & Cook

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 2.00 pm



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