

FOR
SALE



69 Eign Road, Hereford HR1 2RU

£199,950 - Freehold

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

PROPERTY SUMMARY

An older style 2-bedroom mid-terraced house in a popular residential location close to the City centre with 2 double bedrooms, gas central heating, double glazing, enclosed rear garden and on-street parking.

POINTS OF INTEREST

- *2 Bedroom terraced house*
- *Close to City centre*
- *Gas central heating & double glazing*
- *Ideal first time buyer/ investor accommodation*
- *No Onward Chain*



ROOM DESCRIPTIONS

uPVC entrance door into the

Porch

Vinyl flooring, window and door into

Living room

Radiator, fitted carpet, window to the front aspect with fitted blind and door into

Dining Room

Tiled floor, radiator, window to the rear aspect, central heating thermostat, door and stairs down to the Cellar, door and carpeted stairs to the first floor and door into

Kitchen

Matching wall and base units, ample worksurfaces, stainless steel sink and drainer, electric oven and hob with extractor over, integrated fridge, integrated dishwasher and space for washing machine and tumble dryer, gas central heating boiler, window to the rear aspect, tiled floor and doors into the Bathroom and to the rear garden.

Bathroom

Suite comprising bath, low flush WC, pedestal wash hand-basin, radiator, window to the rear, extractor and vinyl flooring.

First floor landing

Fitted carpet, loft hatch and doors to

Bedroom 1

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

Bedroom 2

Fitted carpet, window to the rear and radiator.

Outside

To the front of the property, an iron gate leads to a low maintenance concrete front garden with steps leading to the front door and enclosed by iron railing and brick-walling. To the rear, a concrete path leads to the main patch of garden which is laid to lawn with a paved pathway leading to a raised decked area with timber shed and enclosed by fencing.

General Information

Services

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

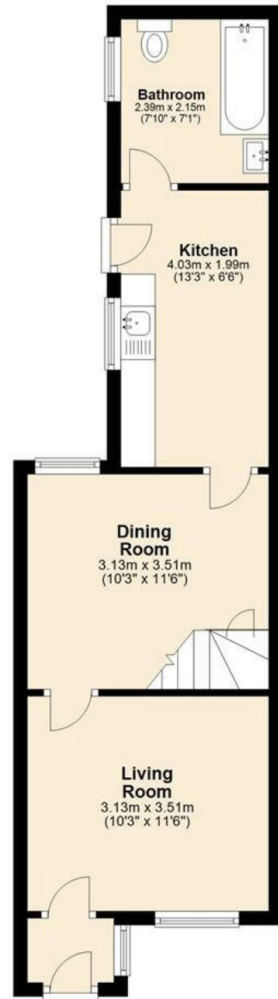
Outgoings

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

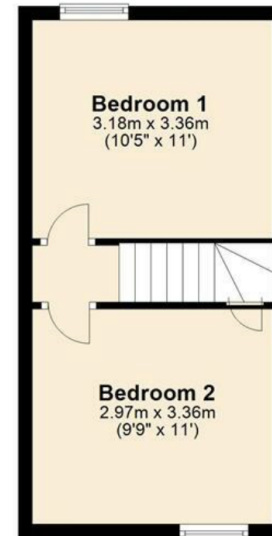
Money laundering regulations

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

Ground Floor
Approx. 28.8 sq. metres (309.7 sq. feet)



First Floor
Approx. 24.1 sq. metres (259.5 sq. feet)



Total area: approx. 52.9 sq. metres (569.2 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	91
(81-91)	B	
(69-80)	C	71
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		