

FOR
SALE



67 Ryelands Street, Hereford HR4 0LN

£295,000 - Freehold

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

PROPERTY SUMMARY

Situated within easy reach of Hereford City centre, a deceptively spacious older-style semi-detached house offered For Sale with no onward chain. The property has the added benefit of gas central heating, generously sized living accommodation, private rear garden and we recommend an internal inspection.

POINTS OF INTEREST

- *Deceptively spacious older-style semi-detached house*
- *Within easy reach of City centre*
- *2 Bedrooms*
- *2 Receptions, breakfast kitchen*
- *Gas central heating & double glazing*
- *Useful cellar & loft rooms*
- *No onward chain*
- *Must be viewed!*



ROOM DESCRIPTIONS

Recessed Entrance Porch

With electric light, tiled floor and partially leaded glass glazed door through to the

Reception Hall

Fitted carpet, radiator, dado rail, coved ceiling, decorative arch, central heating thermostat, staircase to the first floor and door to the

Lounge

Exposed floorboards, bay window to the front aspect, coved ceiling, central ceiling rose, double radiator and feature recessed fireplace with hearth and AGA woodburning stove.

Dining Room

Fitted carpet, double radiator, window to the rear, coved ceiling, central ceiling rose, large built-in store cupboard and feature fireplace with hearth and display mantel over and door to the

Kitchen/Breakfast Room

With 1½ bowl sink unit and mixer tap over, range of wall and base cupboards, worksurfaces with tiled splashbacks, breakfast bar, tiled floor, side window, door to the rear garden spotlighting, display shelving, space for appliances, brick chimney-breast with Range-style cooker (not in working order), double radiator with display shelf over and door to the

Utility Room

Space and plumbing for washing machine, side window, tiled floor, store cupboards, access hatch to small loft storage space and door to the

Downstairs Shower Room

Suite comprising tiled shower cubicle with glazed sliding screen, pedestal wash hand-basin, low flush WC, window, recessed spotlighting, tiled floor, ladder style towel rail/radiator.

From the Kitchen, a door opens with carpeted steps leading down to the

Useful Cellar

Approximately 6ft head height, fitted carpet, double radiator, window to the rear, beam-effect ceiling, decorative wall, power and light points.

First floor landing

Fitted carpet, dado rail, coved ceiling and door to

Bedroom 1

Fitted carpet, 2 windows to the front aspect, coved ceiling, space for wardrobes and built-in corner wardrobe and double radiator.

Bedroom 2

Fitted carpet, double radiator, coved ceiling, fitted corner wardrobe, ornamental fireplace with hearth and display mantel over, pedestal wash hand-basin with tiled splashback and wall mirror over, window to the rear, coved ceiling.

Large Bathroom

Suite comprising bath with handheld shower attachment over, separate tiled shower cubicle with glazed screen, bidet, low flush WC, antique-style vanity wash hand-basin with storage above and below, vinyl flooring, radiator, wall mirror, coved ceiling, window to the rear, ornamental fireplace with hearth and display mantel over and built-in airing cupboard (also housing the gas central heating boiler).

From the Landing, steps lead up to the useful Loft Room

Fitted carpet, eaves storage space, double radiator, window to the rear, power and lightpoints.

Outside

Immediately as you step out to the rear there is a decked area with useful side access gate and then this leads onto a further good size paved patio area providing the perfect entertaining space and suntrap which leads onto the remainder of the garden which is laid to lawn and all enclosed by high fencing to maintain privacy. At the bottom of the garden there is an enclosed area with timber garden shed. Useful outside lighting and water tap. To the front of the property there is a small enclosed garden which has been paved for easy maintenance with pathway leading to the front entrance door together with a further path to the side providing access to the rear.

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.

Viewing

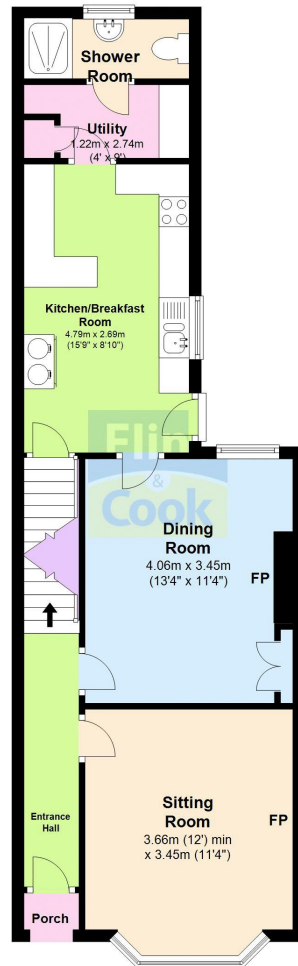
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - brush.merit.scores

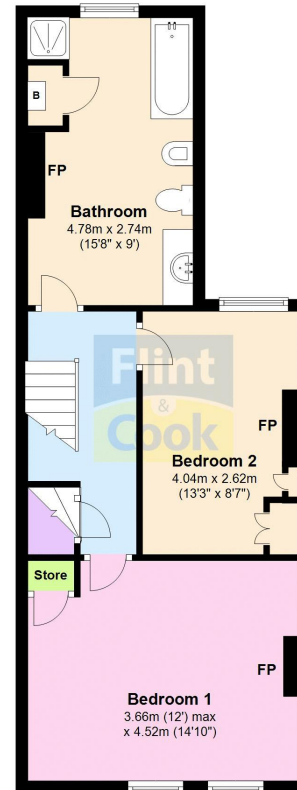
Ground Floor

Approx. 55.0 sq. metres (591.9 sq. feet)



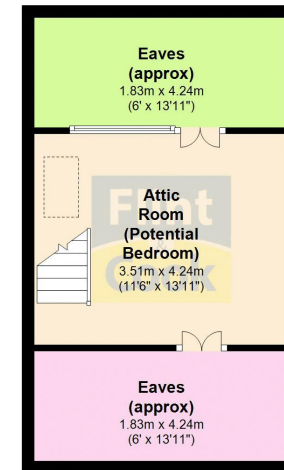
First Floor

Approx. 48.7 sq. metres (524.1 sq. feet)



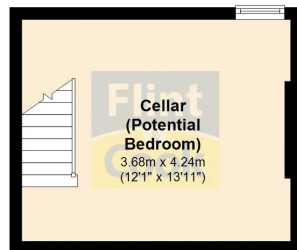
Second Floor

Approx. 31.2 sq. metres (336.2 sq. feet)



Basement

Approx. 15.6 sq. metres (168.1 sq. feet)



Total area: approx. 150.5 sq. metres (1620.3 sq. feet)

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

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