

FOR
SALE



Flint
&
Cook

31 Chandos Street, Whitecross, Hereford HR4 0EY

£239,950 - Freehold

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PROPERTY SUMMARY

Situated in popular residential location and end of terrace property which is currently two flats but can offer conversion in to one dwelling, spacious accommodation, ideal for investor or family. Viewing advised.

POINTS OF INTEREST

- *2 Flats/offering perfect conversion to 1 dwelling*
- *Popular residential location*
- *Cellar & low maintenance garden*
- *Ideal for investor/family accommodation*
- *No onward chain*
- *Must be viewed!*



ROOM DESCRIPTIONS

Wooden door leading into the

Communal Entrance Hallway

With doors leading to both flats, mat-well, fitted carpet, radiator and gas central heating thermostat.

Ground Floor/Flat 1

Door leading into the

Hallway

With fitted carpet, radiator, smoke alarm, double glazed window to the rear garden and doors to the

Living Room

Fitted carpet, radiator, bay window to front and built-in storage cupboards.

Kitchen

Fitted with contemporary style wall and base units, ample worksurfaces, stainless steel sink and drainer, electric hob with extractor over, integrated oven, washing machine and fridge/freezer, vinyl flooring, radiator, door to the rear garden and 2 single glazed windows, feature fireplace with stone surround and hearth.

Bedroom

Fitted carpet, radiator, bay window to front, sink.

Bathroom

Suite comprising panelled bath with electric shower over, low level WC, pedestal wash hand-basin, radiator, double glazed window to the rear garden and vinyl flooring.

Stairs lead down to the

Cellar

Split into 2 rooms - perfect for storage or conversion, subject to necessary consent. Concrete floor, light and power.

First Floor/Flat 2

Door leading to the stairs.

Landing

Fitted carpet, small loft hatch, smoke alarm and doors to the

Living Room

Fitted carpet, double glazed window to the front, radiator and fuseboard.

Bedroom

Fitted carpet, radiator, double glazed window to the front and storage cupboard with shelving, loft hatch.

Kitchen

Fitted with contemporary style wall and base units with ample worksurfaces, double glazed window to the rear garden, stainless steel sink and drainer, space and plumbing for washing machine and space for fridge/freezer, radiator, vinyl flooring.

Bathroom

Suite comprising panelled bath with electric shower over, low level WC, pedestal wash hand-basin, double glazed window to the rear, radiator and vinyl flooring.

Outside

The front door is approached via an iron gate leading into a small courtyard area with planted border. To the rear there is a low maintenance garden with a large patio area with borders containing a range of shrubs. There is also access to the outside WC where the gas Worcester Bosch central heating boiler is located. There is also an access gate leading from Stanhope Street providing access to the rear garden.

General Information

Services

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

Outgoings

Council Tax A

Water & drainage metered supply

Directions

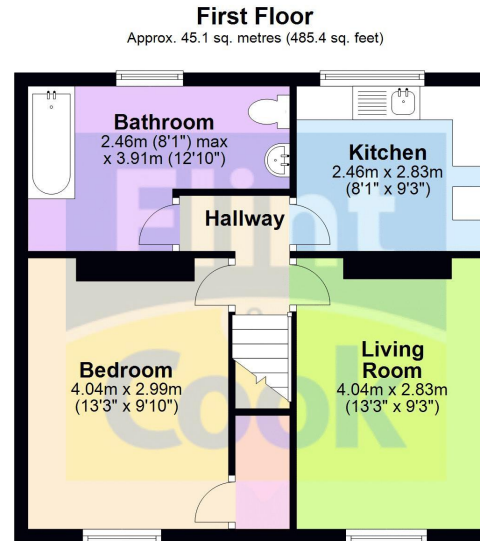
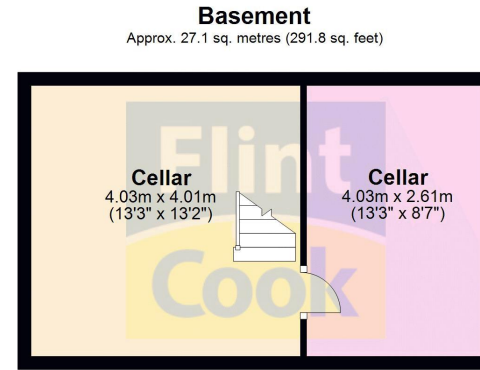
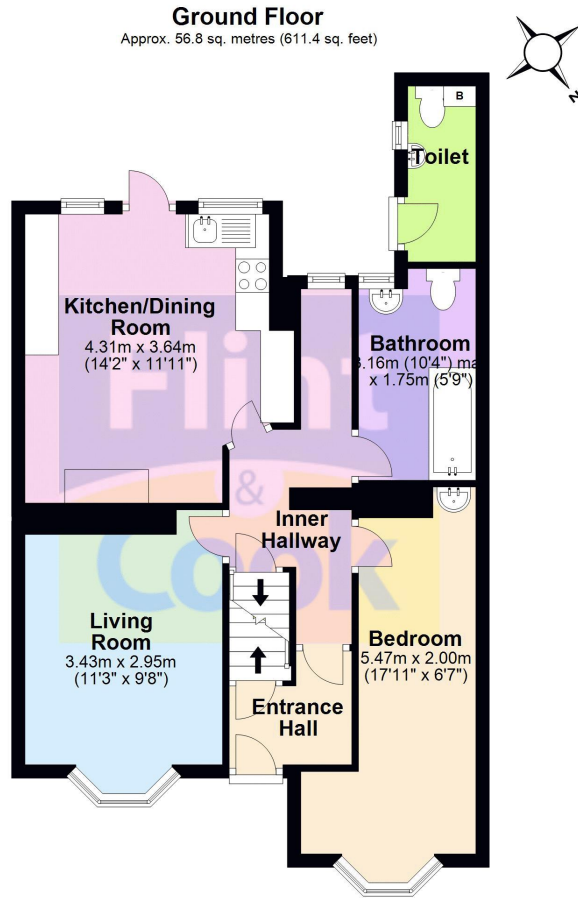
Proceed west out of Hereford City along Eign Street, continuing into the Whitecross Road and turn left into Ryelands Street and 2nd right at the mini roundabout into Chandos Street and the property is located on the left hand side, as indicated by the Agent's FOR SALE board.

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

The property currently has tenants in situ in both flats.



Total area: approx. 129.0 sq. metres (1388.7 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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	61	74
Not energy efficient - higher running costs		
England, Scotland & Wales		