

FOR  
SALE



67 St Guthlac Street, Hereford HR1 2EX

£245,000 - Freehold

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## PROPERTY SUMMARY

Occupying a convenient central location, a spacious 3 bedroom older-style terraced house offering ideal first time buyer/small family accommodation. The property has the added benefit of gas central heating, useful cellar, modern kitchen and shower room, wealth of character and to fully appreciate this property, we strongly recommend an internal inspection.

## POINTS OF INTEREST

- *Convenient central location*
- *Well maintained older-style terraced house*
- *2 Reception rooms*
- *Kitchen, utility & cellar*
- *3 Good size bedrooms*
- *Wealth of character*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Canopy Porch

With partially glazed panelled entrance door through to the

### Reception Hall

Mat-well, exposed floorboards, radiator with decorative cover, partial panelled walling, central heating thermostat, carpeted staircase to the first floor.

### Open-plan Lounge/Dining Room

Lounge Area with laminate flooring, glazed sash bay window to the front aspect, double radiator, picture rail and feature fireplace with display shelving, hearth, display mantel and woodburning stove. Dining Area with laminate flooring, double radiator, picture rail, double glazed window to the rear, feature fireplace with tiled hearth and display mantel and access to the

### Fitted Kitchen

Comprising single drainer sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces with splashbacks, laminate flooring, double glazed side window, display shelving, built-in oven and 4-ring gas hob with tiled splashback and cookerhood over, glazed window to the rear, space for fridge/freezer, range of spotlighting, coat-hooks and access to the

### Utility Room

Wall mounted gas central heating boiler, space and plumbing for washing machine and tumble dryer, hanging rail, glazed sash window to the side and door to the rear garden.

### From the Kitchen, brick steps lead down to the Cellar

With brick floor, power and light points, ample storage space and scope to convert, subject to the necessary consent.

### First floor landing

With partial panelled walling, useful store cupboard and door to

### Bedroom 1

Fitted carpet, radiator, partial panelled walling, 2 glazed sash windows to the front aspect, display shelving, space for wardrobes, decorative fireplace.

### Bedroom 2

Fitted carpet, decorative fireplace, double glazed window to the rear and radiator.

### Bedroom 3

Fitted carpet, double radiator, double glazed window to the rear.

### Shower Room

Suite comprising large double shower with glazed sliding door, space for wash hand-basin with wall mirror over, low flush WC, double glazed side window, display shelving and radiator.

### Outside

To the front of the property there is a small garden with paved pathway leading to the front entrance door. The rear courtyard-style garden has been paved for easy maintenance and all enclosed by high fencing to maintain privacy and, with it facing virtually south, it offers an ideal suntrap.

### Services

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

### Outgoings

Council tax band B - payable 2024/25 £1794.59

Water and drainage - rates are payable.

### 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

Proceed east out of Hereford City along Blue School Street, continuing into Bath Street, turning left into Kyrle Street and then 2nd right into St Guthlac Street. What3words - speeds.turkey.clocks



Total area: approx. 105.8 sq. metres (1138.3 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

67 St Guthlac Street, Hereford

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>81</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>61</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		