

FOR  
SALE



10 Skenfrith Walk, Hereford HR2 7DP

£199,950 - Freehold

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## PROPERTY SUMMARY

Situated approximately 1.5 miles south of Hereford City centre, a 3 bedroom mid-terraced house offering ideal first time buyer/small family accommodation. The property has the added benefit of 3 good size bedrooms, enclosed front and rear gardens, gas central heating, double glazing and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Mid-terraced house*
- *Southern outskirts of the City*
- *3 Bedrooms*
- *Ideal first time buyer/small family accommodation*
- *Gas central heating & double glazing*
- *Enclosed rear garden*



## ROOM DESCRIPTIONS

### Canopy Porch

With entrance door leading into the

### Entrance Hallway

Tiled floor, radiator, carpeted stairs leading to the first floor, useful understairs storage space, gas central heating thermostat and doors to

### Large Cupboard/Utility Space

Tiled floor, fusebox, electric and gas meters, power points and plumbing.

### Kitchen

Fitted with matching wall and base units, ample worksurfaces, 1½ bowl stainless steel sink and drainer unit, under-counter space for dishwasher and washing machine, space for free-standing fridge/freezer, extractor, double glazed window and double glazed door to the rear garden and door leading into the

### Open-plan Lounge/Dining Area

Dining Area with radiator, fitted carpet and double glazed sliding doors leading out into the rear garden. Living Area with fitted carpet, radiator, double glazed window to the front aspect and door back into the Entrance Hall.

### First floor landing

Fitted carpet, airing cupboard housing the Worcester Bosch central heating boiler and doors leading to

### Bedroom 1

Fitted carpet, double glazed window to the front aspect, radiator and built-in storage cupboard over the stairs.

### Bedroom 2

Fitted carpet, radiator, double glazed window to the front and built-in storage cupboard over the stairs.

### Bedroom 3

Fitted carpet, radiator, double glazed window to the rear aspect and built-in recess with fitted shelving.

### Separate WC

With low flush WC, wash hand-basin, opaque double glazed window to the rear aspect, part-tiled walls, wood-effect laminate flooring.

### Bathroom

Suite comprising panelled bath with mains fitment shower over and glass screen, vanity wash hand-basin with storage under, double glazed window to the rear aspect, wood-effect laminate flooring and heated towel rail.

### Outside

To the rear there is a paved patio area - perfect for entertaining. There is a concrete pathway leading to the rear access and also to the large wooden storage shed. The remainder of the garden is laid to lawn, enclosed by fencing and brick-walling to maintain privacy and there is a variety of plants and shrubbery and mature trees. To the front of the property there are concrete steps leading down to the front door and the remainder of the garden is laid to lawn with a range of plants and shrubs, enclosed by hedging and an iron pedestrian gate.

### 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/metered supply.

### Money laundering regulations

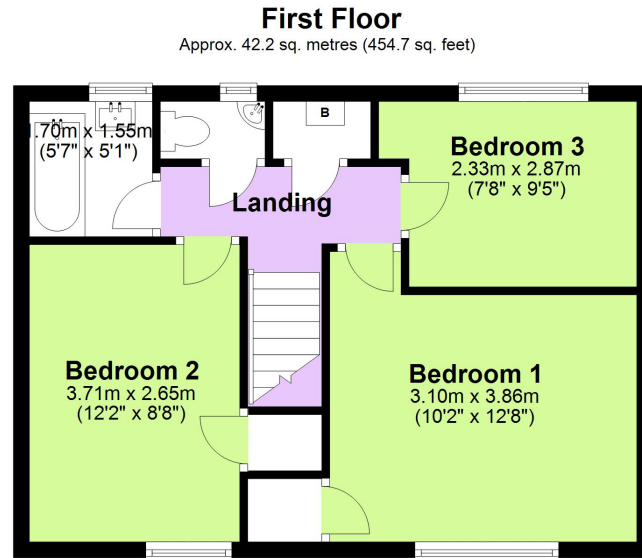
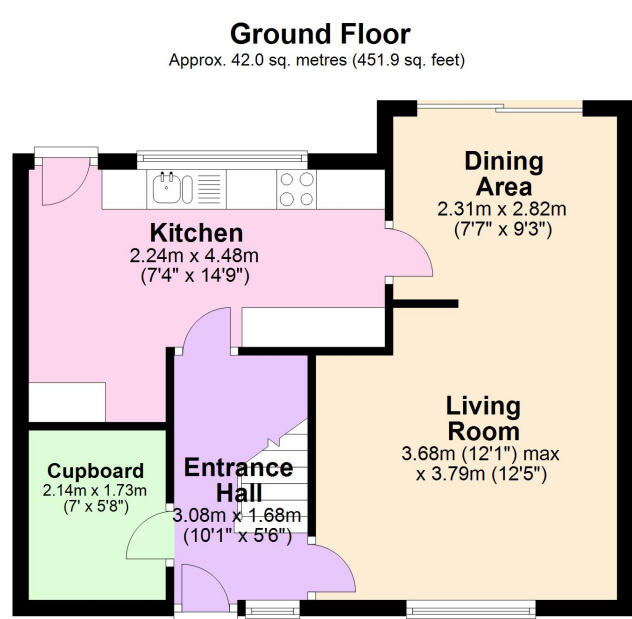
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Viewing

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

### Directions

Proceed south out of Hereford City over Greyfriars Bridge, taking the 2nd exit at the Asda roundabout towards Belmont. Take the left hand turning onto Goodrich Grove and follow it round to the left, then taking the right hand turning into Brampton Road. Take the 3rd right hand turning into Skenfrith and the property is located on the right hand side, as indicated by the Agent's FOR SALE board.  
What3words - every.poppo.opera



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+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
	71	84
England, Scotland & Wales		
EU Directive 2002/91/EC		