





62A OLD EIGN HILL

HEREFORD HR1 1UA

Asking Price £319,950

FREEHOLD

Peacefully situated in one of Hereford's most highly sought after residential locations, an impressive 2 bedroom semi-detached house. The property is well presented throughout and has the added benefit of gas central heating, double glazing, 2 double bedrooms, luxury kitchen and bathroom, ample off-road parking and to fully appreciate this property we recommend an internal inspection.

Flint & Cook

62A OLD EIGN HILL

• Highly sought after location • Impressive 2 bedroom semi-detached house • Luxury kitchen and bathroom • Easy to maintain gardens • Ample off-road parking • EV charging point • Viewing advised • Lovely family home





Hereford city centre is situated a short distance away but there are an excellent range of amenities within easy walking distance including shop, public house, church and daily bus service.

In more detail the impressive accommodation comprises

Entrance door to

Reception Hall
Engineered oak wood flooring, radiator, central heating thermostat, stairs to the first floor, double glazed window to the front aspect and door to

Downstairs Cloakroom
With low flush WC, wash hand basin with tiled splashback, limestone flooring, radiator and double glazed window.

Lounge
Engineered oak wood flooring, radiator, double glazed window to the rear, understairs storage cupboard and double glazed double doors onto the side patio and garden.

Impressive Kitchen/Dining Room
Kitchen Area - with extensive range of wall and base cupboards, ample quartz worksurfaces with splashbacks, breakfast bar, Engineered oak wood flooring, double glazed window to the front aspect, single drainer sink unit with mixer tap over, space for American-style fridge-freezer, wall mounted gas central heating boiler, space and plumbing for washing machine, built-in double oven and four ring induction hob with extractor hood over and built-in dishwasher.

Dining Area - with radiator, double glazed window to the rear and wood strip flooring.

Spacious First Floor Landing
With fitted carpet, radiator, double glazed window to the front aspect, central heating thermostat, access hatch to loft space and door to

Bedroom 1
A light and airy room with fitted carpet, radiator, double glazed window to the rear and ample space for a bed and further furniture.

Bedroom 2
With fitted carpet, radiator, double glazed window to the front aspect and two useful built-in eaves store cupboards.

Large Bathroom
With freestanding bath with handheld shower attachment to the side, vanity wash hand basin with storage below, low flush WC, large walk-in shower with rainwater style shower head over, radiator, limestone flooring, double glazed window and extractor fan.

Outside
To the front of the property is a large brick paved driveway providing ample off-road parking facilities for at least 2-3 vehicles. EV charging point.

To the immediate side of the property is a paved patio area providing the perfect entertaining space and leads on to the remainder of the garden which is laid to lawn bordered by flowers and shrubs, all well enclosed by fencing and high hedging to maintain privacy.

There is a useful side access gate and outside tap. To the rear of the property is a further enclosed area which is paved again for easy maintenance with a useful timber GARDEN SHED.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Water and drainage rates are payable.

Directions

What3Words ///closed.ocean.privately

Proceed east out of Hereford city along Bath Street, St Owen Street and then continuing into Ledbury Road. At the roundabout turn right onto Hafod Road, then at the top of the hill turn left onto Old Eign Hill.

Tenure & Possession

Freehold - vacant possession on completion.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Viewing

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

Money Laundering Regulations

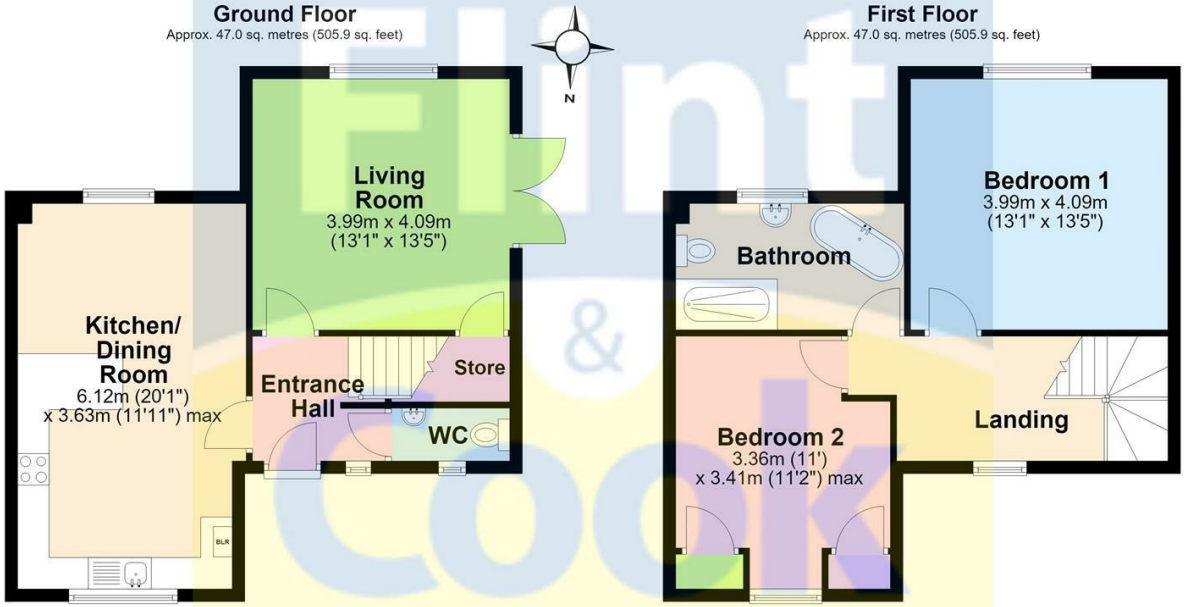
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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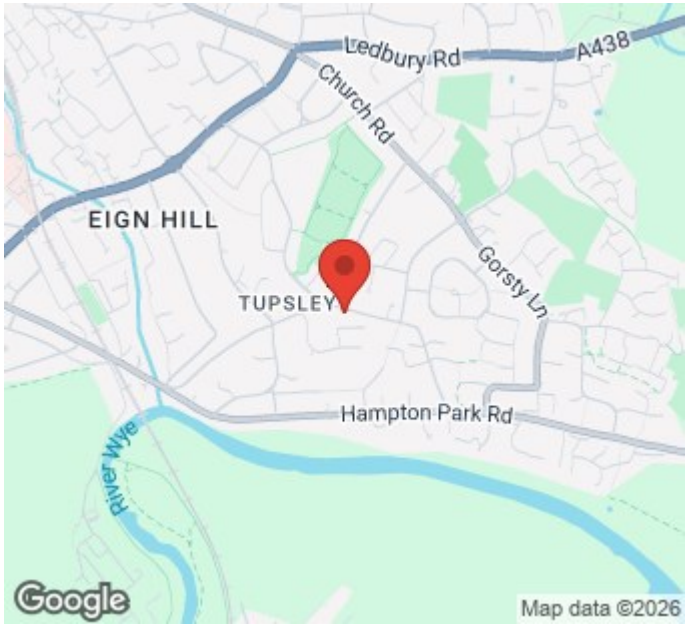


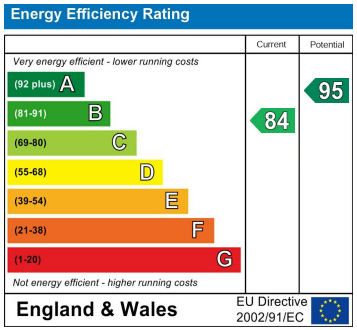






Total area: approx. 94.0 sq. metres (1011.9 sq. feet)





EPC Rating: B Hereford Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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