



79 NEWTOWN ROAD HEREFORD HR4 9LJ

£175,000
FREEHOLD

Situated a short walk from Hereford City Centre, a two bedroom end of terraced house with converted cellar and large south facing rear garden. The property is being sold with no onward chain and a viewing is highly recommended.



79 NEWTOWN ROAD

- End terraced house
- Walking distance to the city centre
- 2 Bedrooms, converted cellar
- South facing rear garden with large shed
- Sold with no onward chain
- Ideal for a first time buyer



Ground Floor

With steps leading up to the upvc front door leading into the

Living Room

With matwell, fitted carpet, double glazed window to the front aspect, radiator, ceiling light point, feature fireplace with cupboard to one recess and cupboard and shelving to the other, a door then leads into the

Kitchen

Fitted with matching wall and base units with ample work surface space over, 1 1/2 bowl sink and drainer unit, four ring gas hob with electric oven below and extractor over, under counter space for a washing machine, double glazed window to the rear, radiator, carpeted stairs leading down, carpeted stairs leading up and a door with step leading down to the

Rear Porch Area

With wall light, space for a fridge freezer, upvc door to the garden and door and step leading down to the

Bathroom

Comprising a three piece suite with panelled bath, tiled surround and thermostatic shower over, pedestal wash hand basin with tiled splash back, low flush w/c, radiator, wall mounted gas central heating boiler and double glazed window.

Stairs lead down to the

Converted Cellar

A spacious living area with dual aspect double glazed

windows, two radiators, recess spotlights and two wall lights.

First Floor Landing

With fitted carpet, ceiling light point and doors to

Bedroom One

With fitted carpet, radiator, ceiling light point, coving, fitted wardrobes with sliding doors and double glazed window to the front aspect.

Bedroom Two

With fitted carpet, radiator, ceiling light point, coving, a useful built-in storage cupboard (providing access to the fully insulated loft), and a double-glazed window to the rear aspect.

Outside

To the rear there is a large south facing garden making it an ideal sun trap laid to lawn with a concrete patio area. There is a large wooden shed with power. No.79 has a right of access across the neighbouring garden and out to the front. The rear garden is enclosed by a mix of fencing and brick walling.

Directions

From the City Centre proceed north along Edgar Street, at the roundabout take the first left and immediate left again onto Newtown Road where the property is situated at the end of the no through road as indicated by the Flint & Cook for sale board.

Money Laundering

Prospective purchasers will be asked to produce

identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

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

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

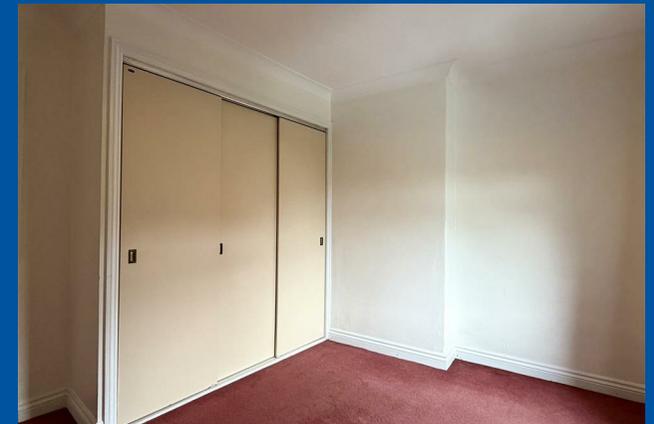
Tenure & Possession

Freehold - vacant possession on completion.

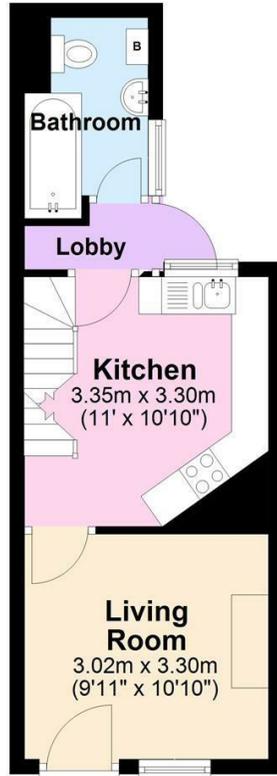
Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

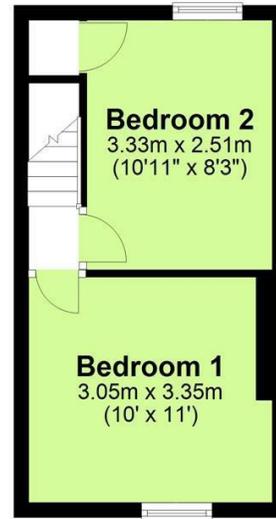
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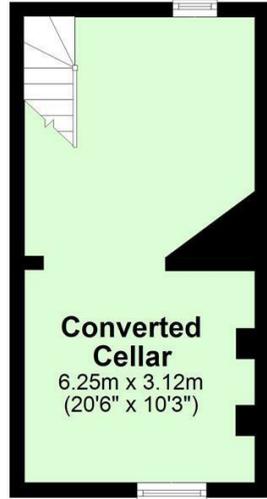
Ground Floor
Approx. 27.2 sq. metres (292.8 sq. feet)



First Floor
Approx. 21.6 sq. metres (232.0 sq. feet)



Basement
Approx. 19.5 sq. metres (210.1 sq. feet)



Total area: approx. 68.3 sq. metres (734.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: E Council Tax Band: B

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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