



22 SHERRINGTON DRIVE

HEREFORD HR4 9XD

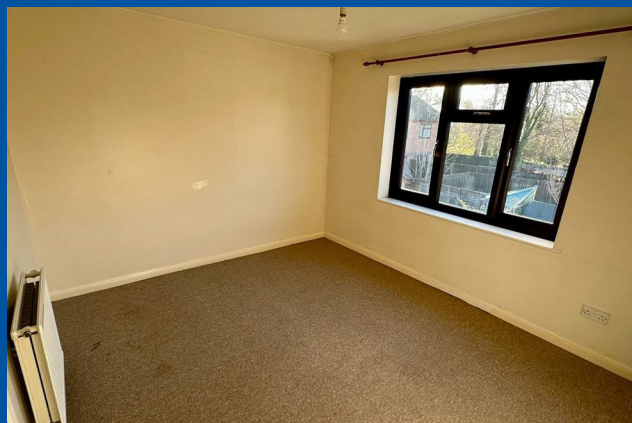
£195,000
FREEHOLD

Peacefully situated in this popular residential location, a 2 double bedroom terraced house offering ideal first time buyer accommodation. The property which is offered for sale with no onward chain has the added benefit gas central heating, double glazed windows, a south facing garden, off road parking and we recommend an internal inspection.



22 SHERRINGTON DRIVE

- Popular residential location
- Spacious mid terrace house
- 2 double bedrooms
- Ideal for first time buyers
- No onward chain
- Must be viewed



Canopy Porch

With outside cupboard and a glazed panelled door through to the

Reception Hall

With fitted carpet, radiator, stairs leading up to the first floor and door to the

Kitchen

Fitted with a single drainer sink unit with mixer tap, wall and base cupboards, work surfaces, double glazed window to the front, double radiator and space for appliances.

Living Room

With fitted carpet, double radiator, coved ceiling and double glazed door to the rear patio and garden.

First Floor Landing

With fitted carpet, door to

Bedroom 1

Double bedroom with fitted carpet, double radiator, double glazed window to the rear and space for wardrobes.

Bedroom 2

Double bedroom with fitted carpet, double radiator, double glazed window to the front, range of storage, access hatch to the loft space and a built in airing/storage cupboard.

Bathroom

With a suite comprising a bath with hand grips and shower fitment over, pedestal wash hand basin, low

flush WC, radiator and extractor fan.

Outside

To the front of the property there is parking for 2 vehicles with a paved pathway leading to the front entrance. To the rear is a paved patio which leads onto the remainder of the garden which is laid to lawn and all well enclosed by high fencing for privacy and with a useful rear gate.

Property Services

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

Outgoings

Council tax band 'B' - £1,889 for 2025/2026
Water and drainage rates are payable.

Directions

Proceed west out of Hereford along Whitecross Road, at the monument roundabout take the fourth exit onto Yazor Road and after approximately 1/2 a mile turn right into Sherrington Drive

Viewing

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

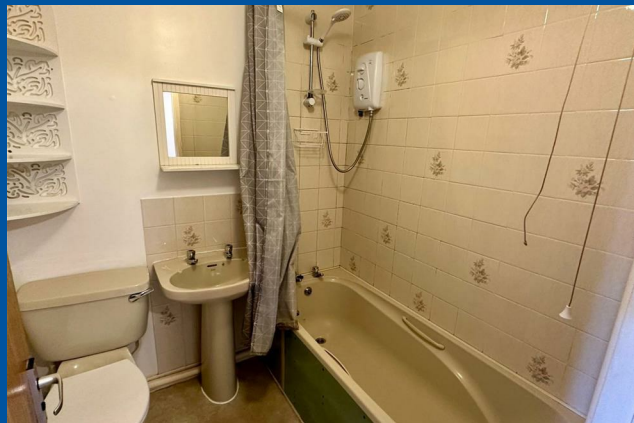
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

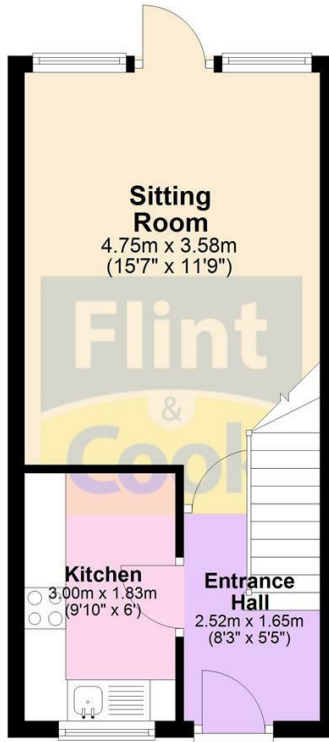


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Ground Floor

Approx. 28.1 sq. metres (302.5 sq. feet)



First Floor

Approx. 28.7 sq. metres (309.3 sq. feet)



Total area: approx. 56.8 sq. metres (611.8 sq. feet)

EPC Rating: C **Council Tax Band: B**



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

87

72

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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