





4 MERTON COURT CANAL ROAD

HEREFORD HR1 2EA

Asking Price £190,000

FREEHOLD

Occupying a peaceful central location within easy walking distance of Hereford city centre, a deceptively spacious two-bedroom house offering an ideal first-time buy, retirement, or investment opportunity. The property benefits from gas central heating, double glazing, off-road parking, a courtyard-style garden, and no onward chain.

Flint & Cook

4 MERTON COURT CANAL ROAD

• No onward chain • Walking distance to the City Centre • Modern two bedroom terraced house • Gated off road parking • Ideal for a first time buyer/ investor • Gas central heating & double glazing





Ground Floor

With canopy porch with bin storage and a double-glazed entrance door leading into the reception hall.

Reception Hall

Features laminate flooring, a radiator, central heating thermostat, stairs to the first floor, and an under-stairs storage area.

Downstairs Cloakroom

Comprises a low-flush WC, vanity wash hand basin with storage below, mirror above, and a shaver light. It is finished with tiled flooring, a radiator, and an extractor fan.

Kitchen/Dining Area

Includes an extensive range of wall and base cabinets, ample work surfaces with splashbacks, and a single bowl sink unit with a mixer tap. Features include an oven with a four-ring hob and cooker hood, upright fridge-freezer, washing machine and mini dishwasher. It has a double-glazed window to the front with Venetian blinds and under-cabinet lighting.

Living Area

Features fitted carpet, a radiator, TV aerial and telephone points, and a double-glazed window and double doors opening onto the rear patio.

First Floor Landing

Features fitted carpet and provides access to all first-floor rooms.

Bedroom One

Features fitted carpet, a radiator, space for wardrobes, and TV and telephone points. Includes double-glazed double doors leading onto a rear balcony.

Bedroom Two

Features fitted carpet, a radiator, two double-glazed windows to the front aspect and a useful recess ideal for a wardrobe.

Bathroom

Comprises a white suite including a bath with a shower unit and glazed folding screen, a low-flush WC, and a vanity wash hand basin with storage below. Features a mirror and shaver light above, a ladder-style towel rail/radiator, tiled floor, and a double-glazed window. The airing cupboard, housing the gas central heating boiler, is also located here.

Outside

A driveway to the front of the property provides off-road allocated parking for two vehicles with additional 2 spaces for visitor parking. To the rear is a small courtyard-style garden, well-enclosed by fencing to maintain privacy.

Directions

Proceed north out of Hereford city along Victoria Street, continuing onto Blueschool Street. Turn left into Widemarsh Street, then take the second right into Coningsby Street. Turn first left into Canal Road, and the lane leading to Merton Court will be on your right-hand side.

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

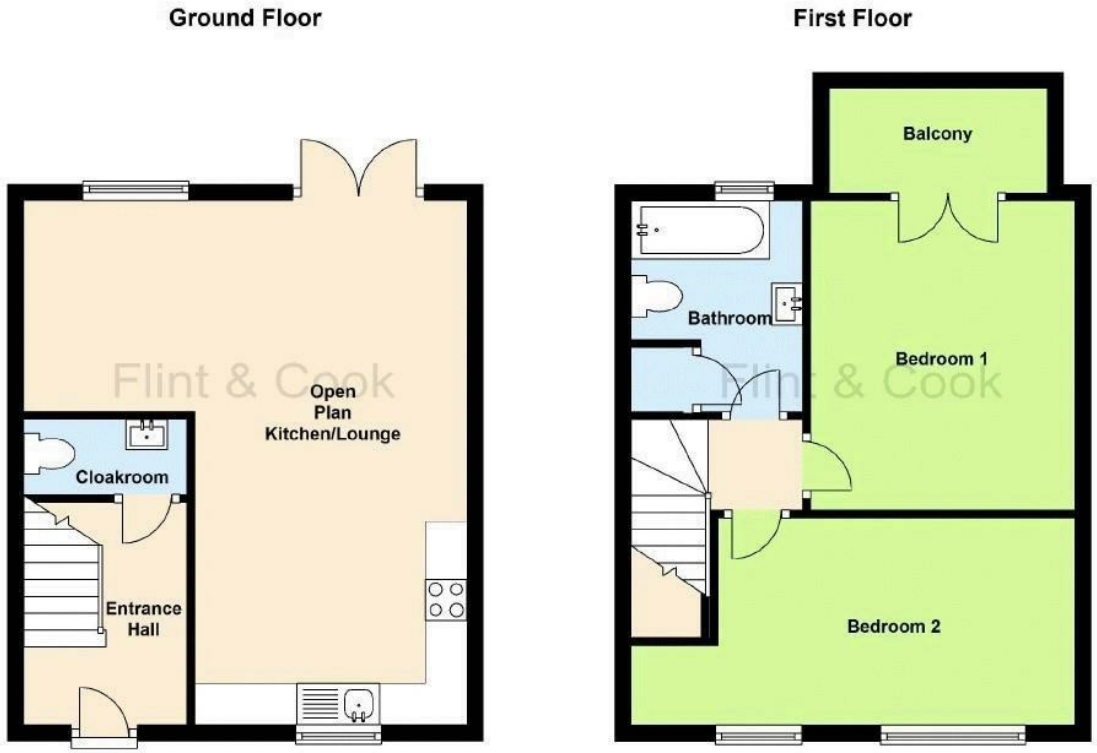
Strictly by appointment through the Agent (01432) 355455.

4 MERTON COURT CANAL ROAD

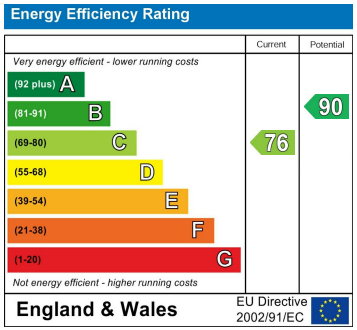












EPC Rating: C HEREFORD Council Tax Band: D

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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk