



**4 HIGHGROVE BANK  
HEREFORD HR1 2TA**

**£215,000  
FREEHOLD**

Situated in a highly sought-after location a deceptively spacious end terraced house with a large living room, fitted kitchen, 2 good-sized bedrooms, private garden and off-road parking. Ideal for First Time Buyers!

**Flint  
&  
Cook**

## 4 HIGHGROVE BANK

- Easy reach of the city centre
- Spacious end of terraced house
- Large living room
- Fitted kitchen
- 2 Good-sized bedrooms
- Private garden
- Off road parking
- Ideal for first time buyers!



### Reception Hall

With vinyl flooring, shelving, carpeted staircase to the first floor, central heating thermostat and door to the

### Lounge/Dining Room

With vinyl flooring, double glazed window to the front aspect, 2 radiators, wall-mounted fire, under stairs store cupboard, double glazed sliding patio door to the rear garden, and access to the

### Fitted Kitchen

With 1 ½ half bowl sink unit with mixer tap, a range of wall and base cupboards, ample work surfaces with splash backs, vinyl flooring, space for upright fridge/freezer, space and plumbing for washing machine, built in single oven and 4 ring hob with cooker hood over, double glazed window overlooking the rear garden.

### First Floor Landing

With fitted carpet, access hatch to the loft space, large airing cupboard also housing the gas central heating boiler and door to

### Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect, built in single wardrobe and large walking cupboard with a double glazed window.

### Bedroom 2

With fitted carpet, radiator and double glazed window to the rear.

### Bathroom

With suite comprising panelled bath with have shower unit and glaze screen over, pedestal wash hand basin with shaver socket above, vinyl flooring, radiator and a double glazed window.

### Separate WC

With low flush, cistern, radiator, vinyl flooring and double glazed window.

### Outside

To the front of the property there is a driveway providing off-road parking facilities with lawn garden to the side. To the immediate rear of the property, there is a decked area providing the perfect entertainment space which leads on to the remainder of the garden which is laid to lawn, all enclosed by fencing and brick walling to maintain privacy.

### 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 east out of Hereford city along Blue School Street, Bath Street and continuing into St. Owen Street, then on to the A438 Ledbury Road,. After passing the petrol station on the left-hand side take the second turning left into Highgrove Bank.

## Money Laundering Regulations

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

## Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

## Tenure & Possession

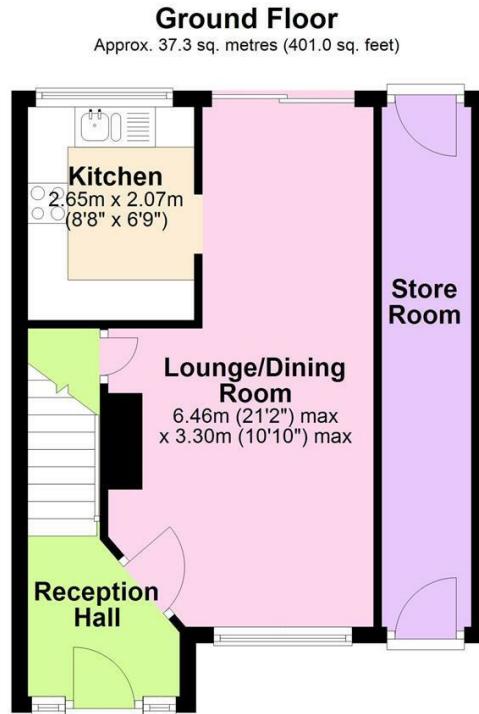
Freehold - vacant possession on completion.

## 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.

# 4 HIGHGROVE BANK





Total area: approx. 73.1 sq. metres (786.4 sq. feet)

**4 Highgrove Bank, Hereford**

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



| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92 plus)                                   | <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 |          |         |           |
| England & Wales                             |          | 68      | 76        |
| EU Directive 2002/91/EC                     |          |         |           |

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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