





18 MERESTONE ROAD

HEREFORD HR2 7PS

Asking Price £245,000

FREEHOLD

Well presented end of terrace house in popular residential location, cloes to local amenities with 3 bedrooms, 2 reception rooms, gas central heating, double glazing, large driveway and enclosed garden. Ideal for first time buyer. Viewing highly recommended.

Flint & Cook

18 MERESTONE ROAD

• End terraced house • Large driveway & enclosed garden • Three bedrooms, two receptions • Gas central heating & double glazing • Ideal for a first time buyer/family • Must be viewed!





Ground Floor

With entrance door leading into the

Entrance Porch

With wood effect flooring, shoe storage and door into the

Entrance Hall/Utility

A spacious reception hall/utility area with wood effect flooring, stairs leading up with useful under stair storage space, a double glazed window to the front aspect, space and plumbing for a washing machine and tumble dryer, a useful storage cupboard, radiator, sliding door to the downstairs w/c, and door into the kitchen.

Downstairs W/C

Comprising a low flush w/,c tiled floor and surround, spotlighted wash hand basin with storage below.

Kitchen

Comprising a range of modern fitted wall and base units with ample workspace space over, there is an integrated 1 1/2 bowl sink and drainer unit, four ring induction hob with oven below and extractor over, integrated dishwasher, fridge/freezer, double glazed window and door to the rear aspect, wood effect flooring, radiator, spotlights and an opening into the

Dining Room

A large extended dining space with wood effect flooring, ceiling light point, radiator, double glazed windows to the rear aspect and a large opening into the living room.

Living Room

A light and airy lounge with contemporary panelled wall, central ceiling light, a large double glazed window to the front aspect, radiator and feature wood burning stove.

First Floor Landing

With wood effect flooring, ceiling light point, smoke alarm, airing cupboard housing the gas central heating boiler and doors to

Bedroom One

A spacious main bedroom with wood effect flooring, a central ceiling light, radiator, loft hatch with pull down ladder, double glazed window to the front aspect, large built in wardrobe with ample space for further wardrobes.

Bedroom Two

A second spacious double bedroom with wood effect flooring, a central ceiling light, radiator, double glazed window to the front aspect and ample space for wardrobes.

Bedroom Three

Third bedroom comprising wood effect flooring, central ceiling light, radiator, fitted wardrobe space and double glazed window to the rear aspect.

Toilet

Comprising a low flush w/c, ceiling spotlight, double glazed, tiled floor and part tiled surround.

Shower Room

Comprising a fitted corner shower cubicle with tiled surround and mains fitment shower head over, wash hand basin with storage below, chrome heated towel rail, spotlights and double glazed window.

Outside

To the rear there is a paved patio area with a further area of decking with wooden pergola and an area of lawn. There is a useful wooden storage shed, a large wood store and the garden is enclosed by fencing. There is a useful side access gate. To the front there is a large driveway providing off road parking for many vehicles with access to the large storage shed.

Directions

Proceed south out of Hereford City on the A49 Ross Road and, after passing The Broadleys public house, take the 2nd turning on the right into Mayberry Avenue and immediately left. Take the left hand turning onto Merestone Road and follow the road around where the property is situated on the right hand side as indicated by the agents 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. 46.0 sq. metres (494.6 sq. feet)

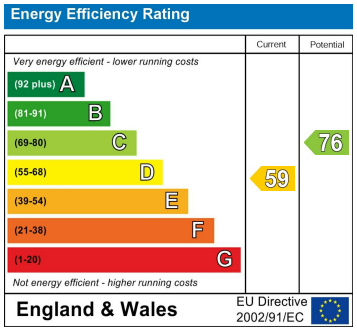


First Floor
Approx. 39.5 sq. metres (425.4 sq. feet)



Total area: approx. 85.5 sq. metres (920.0 sq. feet)





EPC Rating: D Hereford 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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