





8 BRIDGE COURT COLLEGE ROAD

HEREFORD HR1 1JR

Asking Price £230,000

FREEHOLD

Situated in this convenient residential location, a well presented modern two double bedroom terraced home offering ideal first time buyer. With two bedrooms and bathroom to the first floor, kitchen/breakfast room, lounge and a downstairs W/C to the ground floor. The property also benefits from gas central heating, double glazing, an enclosed rear garden and allocated parking. A viewing is highly recommended.

Flint & Cook

8 BRIDGE COURT COLLEGE ROAD

• Modern terraced house • Enclosed garden & allocated parking • Two double bedrooms • Ideal for a FTB • Popular residential location • Must be viewed!





Ground Floor

With canopy porch and entrance door into

Entrance Hall

With wood effect flooring, radiator, ceiling light point, double glazed window to the front aspect, useful under stair storage space and doors into the

Living Room

A spacious lounge with wood effect flooring, radiator, two central ceiling lights, double glazed window to the rear aspect and double glazed french doors out to the rear garden.

Kitchen/Breakfast Room

A modern fitted kitchen comprising a range of wall and base units with ample work surface space over, there is a 1 1/2 bowl sink and drainer unit with tiled splash backs, four ring gas hob with cooker hood over and oven below, under counter fridge and under counter freezer, radiator, part panelled wall, space for a dining table and a double glazed window to the front aspect.

Downstairs W/C

Comprising a low flush w/c, wash hand basin and useful storage cupboard.

First Floor Landing

With fitted carpet, smoke alarm, ceiling light point, useful storage cupboard and doors to

Bedroom One

A spacious main bedroom with fitted carpet, central ceiling light, two double glazed windows to the front aspect, radiator, large storage cupboard with hanging rail and housing the gas central heating boiler with further space for wardrobes.

Bedroom Two

A second double comprising fitted carpet, a central ceiling light, radiator, double glazed window to the rear aspect, loft hatch with pull down ladder and ample space for wardrobes.

Bathroom

A modern white three piece suite comprising p shaped panelled bath with mains fitment shower head over and part tiled surround, pedestal wash hand basin with tiled splash back and mirrored medicine cabinet over, low flush w/c, chrome heated towel rail, double glazed window and spotlights.

Outside

To the rear there is a low maintenance rear garden with a paved patio area with wooden pergola, an area of lawn and stoned pathway leading to the rear access gate out to the allocated parking. The rear garden also benefits from a wooden shed and is enclosed by fencing. The property benefits from an allocated parking space with additional parking spaces for visitors.

Directions

From Hereford City Centre, proceed north along Edgar Street, at the roundabout take the third exit right onto Newtown Road and at the roundabout take the first exit left over the bridge. At the next mini roundabout take

the first exit left and proceed straight up College Road, proceed straight on through the traffic lights and the property is situated on the left hand side before the bridge.

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.

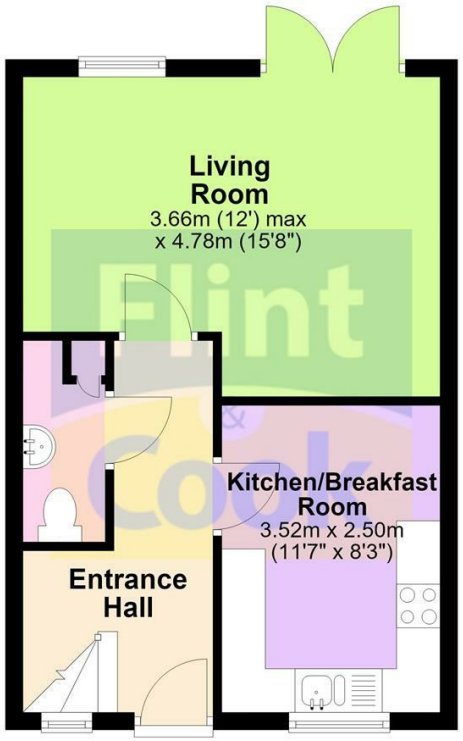
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Ground Floor
Approx. 34.8 sq. metres (374.9 sq. feet)

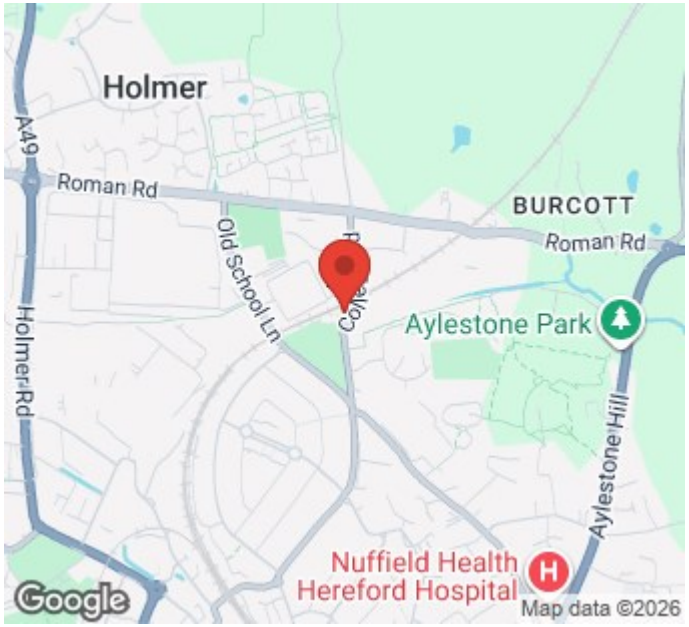


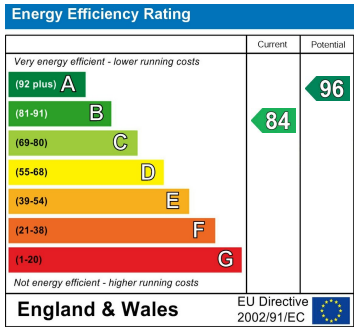
First Floor
Approx. 34.8 sq. metres (374.7 sq. feet)



Total area: approx. 69.6 sq. metres (749.7 sq. feet)

EPC Rating: B 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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