



2 ST NICHOLAS CLOSE HEREFORD HR4 0FL

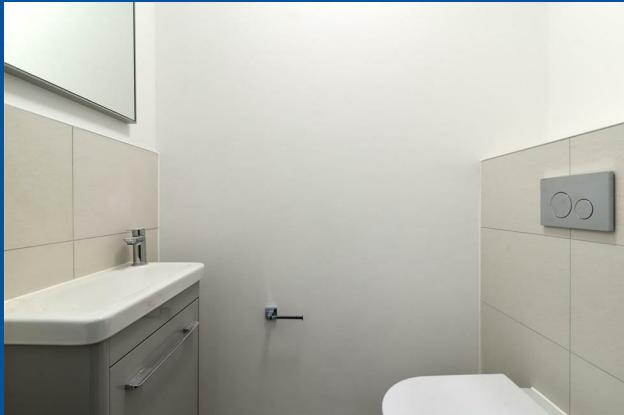
**£335,000
FREEHOLD**

2 St Nicholas Close is situated a short distance from the City centre of Hereford, a luxury 3 storey townhouse offering spacious accommodation with 3 bedrooms and 2 en-suites. The property has designated parking, private garden, air-source heating and we highly recommend an internal inspection.

**Flint
&
Cook**

2 ST NICHOLAS CLOSE

- Allocated parking with electric charging point
- Luxuriously appointed throughout
- 3 Bedrooms (2 en-suite)
- Sought-after location
- Impressive New Build with air-source heating
- Close to City centre



Full Description

2 St Nicholas Close is situated a short distance from the City centre of Hereford, a luxury 3 storey townhouse offering spacious accommodation with 3 bedrooms and 2 en-suites. The property has designated parking, private garden, air-source heating and we highly recommend an internal inspection.

Downstairs Cloakroom

Low flush WC, wash hand-basin with storage under, fitted wall mirror, Karndean wood-effect flooring and extractor.

Master Bedroom

A luxurious spacious suite with fitted carpet, 2 radiators, recessed spotighting, window to the front aspect, 2 Velux windows, built-in wardrobes with bi-folding doors, loft hatch, doors to eaves storage and door into the EN-SUITE SHOWER ROOM with double width cubicle and rainfall showerhead over, low flush WC, wash hand-basin with storage under, heated towel rail, fitted wall mirror, extractor, recessed spotighting and wooden flooring.

Outside

To the front of the property there is a low maintenance front garden with paved pathway leading to the front entrance door and round to the side access. The remainder of the front is laid with stone for easy maintenance and with a small border, enclosed by brick-walling and fencing. To the rear of the property there is a low maintenance garden with paved patio

area and pathway leading to the rear access gate and to the allocated parking. The remainder of the garden is laid to stone for easy maintenance and enclosed by fencing. Outside tap, outside powerpoint and the air-source heat pump. Small area of lawn.

Second floor landing

Fitted carpet, smoke alarm, fitted wall light and door into the

Kitchen/Diner

Luxury fitted wall and base units with ample worksurfaces, 4-ring Bosch induction hob with extractor over and electric oven, under-counter space for washing machine, integrated dishwasher, sink and drainer unit with mixer tap, wooden flooring, recessed spotighting, extractor, underfloor heating thermostat and opening into the

Bedroom 3

Fitted carpet, radiator and 2 windows to the front aspect.

Entrance Hallway

With fuseboard, Karndean wood-effect flooring, useful understairs storage with underfloor heating manifold, central heating thermostat.

Bedroom 2

Fitted carpet, radiator, 2 windows to the rear aspect and door into the EN-SHOWER ROOM with double width cubicle with rainfall shower head over, low flush WC, wash hand-basin with storage under, wooden flooring,

fitted wall mirror, heated towel rail, recessed spotighting and extractor.

Bathroom

Suite comprising panelled bath with mains fitment and rainfally showerhead over, wash hand-basin with storage under, low flush WC, heated towel rail, opaque window, fitted wall mirror, recessed spotighting, extractor and wooden flooring.

Living Room

Fitted carpet, doors and window to the rear garden, underfloor heating thermostat and door into entrance hallway.

Canopy Porch

With uPVC entrance door into the

First floor landing

Fitted carpet, recessed spotllighting, cupboard housing the hot water cylinder, carpeted staircase leading to the second floor and doors to

Viewing

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

Outgoings

Council tax band - to be assessed. Water and drainage - metered supply.

Directions

What3words - - ///patio.mild.roofs

Services

Mains water, electricity and drainage are connected.

Air-source heating.

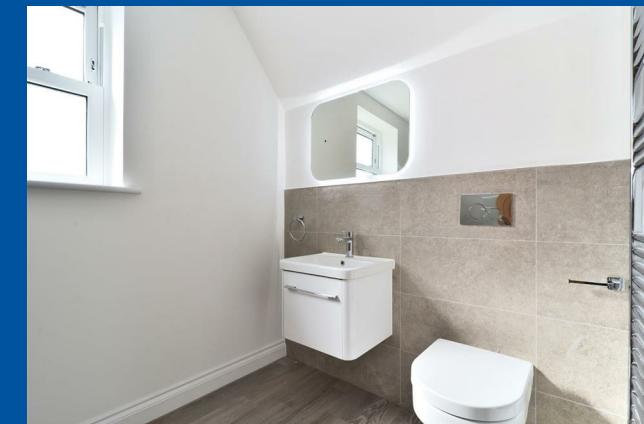
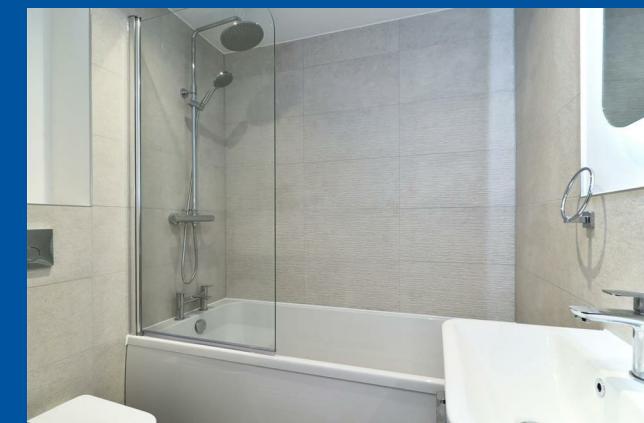
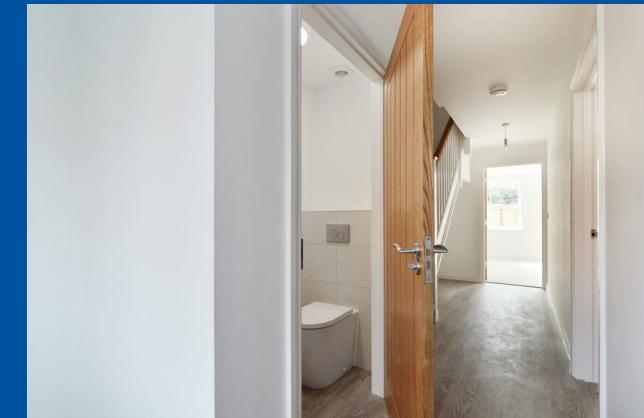
Money laundering regulations

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

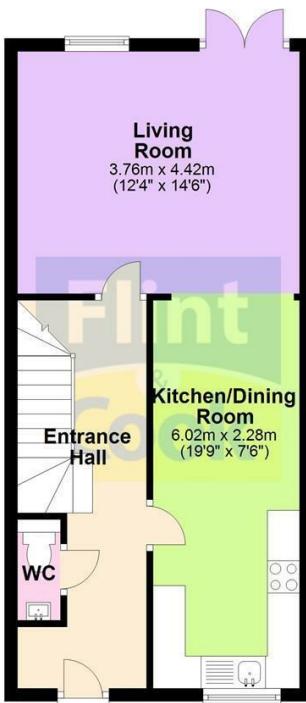
Agents Note

The property benefits from a 10 year LABC Warranty.

2 ST NICHOLAS CLOSE



Ground Floor
Approx. 43.4 sq. metres (467.3 sq. feet)



First Floor
Approx. 44.0 sq. metres (473.3 sq. feet)



Second Floor
Approx. 34.9 sq. metres (375.3 sq. feet)



Total area: approx. 122.2 sq. metres (1315.9 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		98
(81-91)	B		89
(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	

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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