

for sale

£260,000



Foley Street Hereford HR1 2SG

Located in the popular St James location in Hereford. This three storey property is bursting with character. Offered for sale with a fantastic further potential and NO ONWARD CHAIN! We highly recommend viewing to appreciate the full features and benefits.

Foley Street Hereford HR1 2SG

Entrance Hall

Carpet flooring with a double glazed entrance door leading through to:

Lounge

12' x 12' Max (3.66m x 3.66m Max)

A double glazed window to the front elevation, central heating radiator and fireplace. Telephone and TV points, ceiling light point and carpet flooring.

Dining Room

12' x 12' Max (3.66m x 3.66m Max)

Double glazed window to the rear elevation, central heating radiator , fireplace, telephone and TV points, ceiling light point and carpet flooring.

Third Reception Room

11' 3" Max x 11' 7" Max (3.43m Max x 3.53m Max)

A basement room with carpet flooring, accessed from the street through the double glazed door at the front, with stairs leading up to the front of the property. There is a double glazed window to the front elevation, electric radiator, telephone and TV points and ceiling spotlights.

Kitchen/ Diner

14' 11" Max x 7' 10" Max (4.55m Max x 2.39m Max)

With double glazed windows to the rear and side elevations, a door to the Rear Garden and lino flooring. Two ceiling light points, central heating radiator and combi central heating boiler. Partly tiled, the Kitchen is fitted with wall and base units with roll top work surfaces over, a one and a half bowl sink and drainer, electric oven and gas hob, there is space for washing machine and dishwasher and integrated fridge with space for freezer.

First Floor Landing

Leading up from the stairs in the Hallway, carpet flooring, ceiling light point and airing/ storage cupboard.

Bedroom One

11' 7" x 12' (3.53m x 3.66m)

With a double glazed window to the front elevation, central heating radiator, telephone and TV points, ceiling light point and carpet.



Bathroom

With a double glazed window to the rear elevation, bath with mixer taps, shower, central heating radiator, ceiling light point and lino flooring.

Bedroom Two

11' 9" x 12' Max (3.58m x 3.66m Max)

With double glazed window to front elevation, built in wardrobes, central heating radiator, TV point, ceiling light point and carpet flooring.

Bedroom Three

11' 9" x 12' Max (3.58m x 3.66m Max)

With a double glazed window to the rear elevation, built in wardrobes, central heating radiator, TV point, ceiling light point and carpet flooring.

Bedroom Four

11' 9" x 9' 9" Max (3.58m x 2.97m Max)

Situated in the basement, with double glazed windows to the rear elevation, built in wardrobes, electric radiator, telephone and TV points and two storage cupboards. A Shower cubicle, extractor fan, ceiling light point and carpet flooring.

Shower Room

With a double glazed window to the rear elevation, central heating radiator, wash hand basin, low level W.C, shower cubicle, ceiling light point and lino flooring.

Front Garden

Low maintenance and wall surround with stairs leading down to the basement bedroom and the permit parking area.

Rear Garden

South facing with lawn and stone areas- perfect for entertaining, with storage shed and greenhouse.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Property Ref: HER312872 - 0002

Tenure: Freehold

EPC Rating: D

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