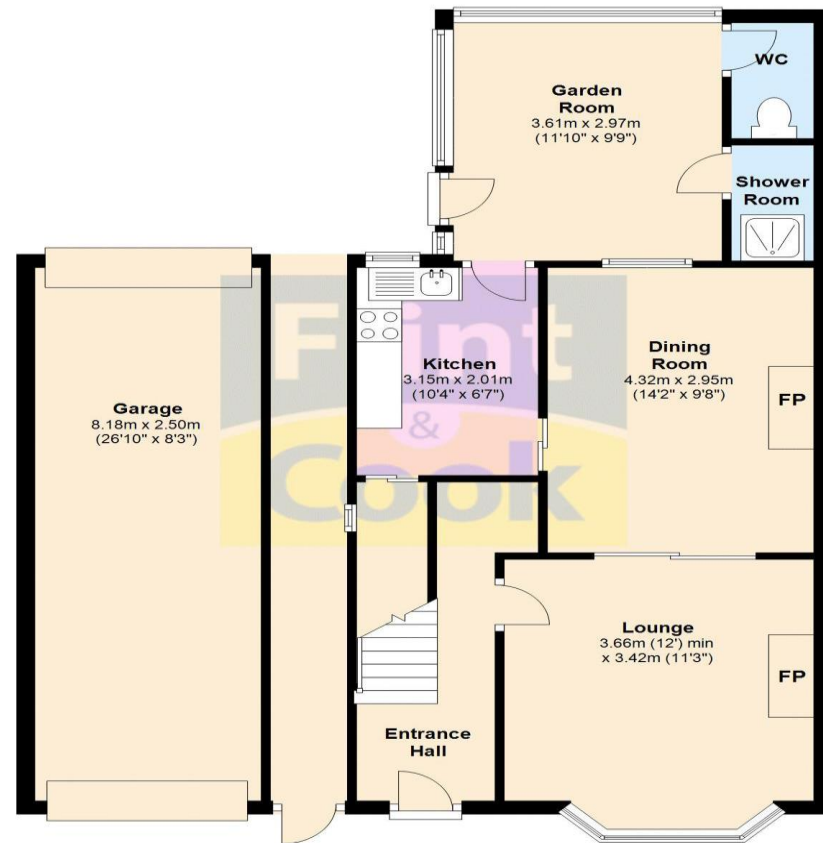
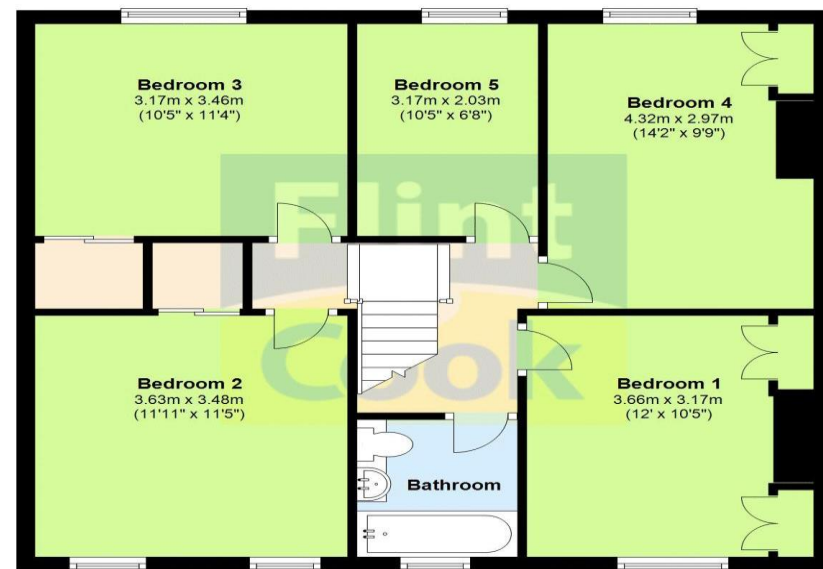


Ground Floor
Approx. 84.8 sq. metres (912.9 sq. feet)



First Floor
Approx. 69.4 sq. metres (747.0 sq. feet)



Total area: approx. 154.2 sq. metres (1659.9 sq. feet)

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

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17 Newtown Road Hereford HR4 9LH **£219,500**

- Substantial semi-detached house
- Easy reach of the City
- 5 Bedrooms, garden room/utility
- Replacement double-glazing
- Large gardens, double-length garage
- Degree of updating beneficial

4 King Street Hereford HR4 9BW Tel: 01432 355455 Fax: 01432 266660 hereford@flintandcook.co.uk	37 High Street Bromyard HR7 4AE Tel: 01885 488166 Fax: 01885 488266 bromyard@flintandcook.co.uk	51 Broad Street Ross-on-Wye HR9 7DY Tel: 01989 562009 Fax: 01989 562446 rossonwye@flintandcook.co.uk	40 St James's Place London SW1A 1NS Tel: 020 7839 0888 Fax: 020 7839 0444 enquiries@thelondonoffice.co.uk
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17 Newtown Road Hereford HR4 9LH

This excellent semi-detached house is conveniently located about half a mile from the City Centre of Hereford, near to the 'Old Market' development and other retail parks.

The property was originally constructed in the 1920's and has been substantially extended to provide ideal family accommodation with scope for a degree of updating, **having 5 bedrooms, 2 reception rooms, garden room with shower and WC, very large garden and a particular feature is the integral double-length garage.**

The whole is more particularly described as follows:-

Ground Floor

Wide Canopy Entrance Porch

Tiled floor and door to

Entrance Hall

Electric night storage heater.

Lounge

Open fireplace with tiled surround, bay window, electric night storage heater and sliding doors to the

Dining Room

Solid fuel stove with tiled surround and back-boiler providing hot water, electric night storage heater, window and doorway to

Kitchen

Wood-effect base and wall mounted units, twin bowl sink, extractor fan, electric cooker, four-ring electric hob, understairs pantry with shelving and electric fuse-box, a door leads from the kitchen to the

Garden Room/Utility Area

Plumbing for washing machine.

Shower Room

Shower cubicle with electric fitment.

Separate WC.

A staircase leads from the entrance hall to the

First Floor

Landing

Hatch to roof space.

Bedroom 1

Built-in wardrobes and window to front.



Bedroom 2

Built-in wardrobe and window to rear.

Bedroom 3

Window to rear and electric night storage heater.

Bathroom

Refitted white suite comprising bath with electric shower fitment, wash hand basin with cupboard under, WC with concealed cistern, tiled walls and floor, electric heated towel rail and window.



Bedroom 4

Walk-in wardrobe and two windows to front.



Bedroom 5

Walk-in wardrobe, electric night storage heater and window to rear.

Outside

Immediately to the front of the property there is paved courtyard-style garden with boundary wall and to the side there is a concrete driveway leading to the **Integral Double-Length Garage** with metal up and over doors to the front and rear, (enabling potential for further off-road parking), light and power, there is a covered passageway providing access to the rear.

Immediately to the rear there is a large Workshop.

The rear garden is of very good-size mainly lawned with a substantial paved patio and raised gravelled bed with ornamental shrubs.

Summer House.



General Information

Services

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations). Electric night storage heating.

Outgoings

Council tax band C payable for 2017/18 - £1507.03. Water and drainage rates are payable.

Tenure & possession

Freehold with vacant possession on completion.

Directions

From our offices proceed to the top of King Street into St Nicholas Street, at the traffic lights turn right into Victoria Street, keeping in the left-hand lane and proceed into Edgar Street. At the mini roundabout at the end of Edgar Street turn right into Newtown Road where the property will be located on the right-hand side after a short distance.

Viewing

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

Money laundering regulations

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

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 Jackie Eversham (01432) 355455.

Opening hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

JRC FC001942 July 2017 (1)

