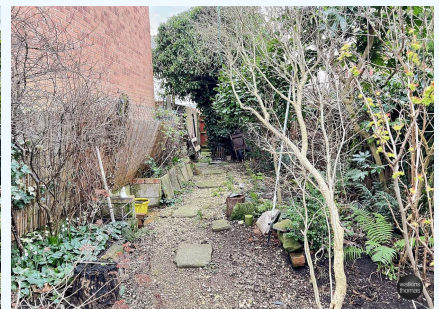




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**48 Eign Road, Bartonsham, Hereford, HR1 2RY**

*'A period inner terrace house located to the east of the City Centre'*

**£190,000 (Freehold)**

**Residential Sales and Lettings**



# 48 Eign Road, Bartonsham, Hereford, HR1 2RY

## LOCATION

Eign Road is located in the established Bartonsham district which lies just to the east of Hereford City Centre. In the locality there are a range of amenities including riverside walks, a church, public house and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

## DESCRIPTION

48 Eign Road is an inner terrace house which was built as part of Barrack Terrace in the 1860's. The property is approached over a short flight of steps off Eign Road and offers two reception rooms, a kitchen together with a conservatory. On the first floor there are two bedrooms and a shower room with a cellar on the lower ground floor. A feature of this property is the south westerly facing, established rear garden area. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Sitting Room

3.58m (11'9) x 3.23m (10'7)

Approached through a double glazed door and with a double glazed window to the front, coved ceiling, radiator, mat-well, timber fire surround with cast iron inset and tiled hearth. Pair of folding doors to the:



#### Dining Room

3.56m (11'8) x 3.23m (10'7) (excluding stairway off)

Wall mounted thermostat, double glazed window, radiator, door to cellar, fire surround, wood burning stove and with door to:



#### The Kitchen

4.45m (14'7) x 1.83m (6')

With sunken ceiling lights, two double glazed windows to the side, radiator and with fitted base units with working surface over, tiled surrounds and a 1½ bowl sink unit with drainer and mixer tap. Recess with plumbing for dishwasher. Stable door to:

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### The Lean-To Conservatory

3.23m (10'7) x 2.34m (7'8)

Sliding door to outside.



### ON THE FIRST FLOOR:

#### Landing

With access hatch to loft space and with doors to:

#### Bedroom 1

3.58m (11'9) x 2.79m (9'2) (10'8 to rear of wardrobes)

With a double glazed window to the front, radiator, exposed floor boards and two recessed wardrobe cupboards with cabinets over.

#### Bedroom 2

3.23m (10'7) x 1.83m (6')

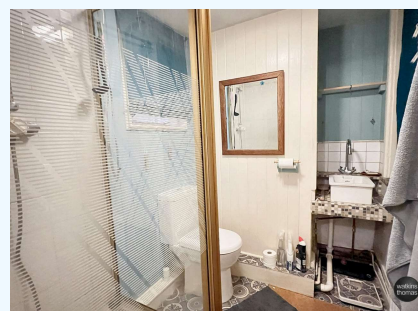
With a double glazed window to the rear, radiator and shelving.



#### Shower Room

1.73m (5'8) x 1.57m (5'2)

With shower cubicle, low level wc and recess with wash basin with mixer tap, radiator and hot water cylinder.





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### ON THE LOWER GROUND FLOOR:

#### Cellar

3.53m (11'7) x 3.3m (10'10)

With a floor mounted gas fired boiler providing central heating. The cellar has a ceiling height of approximately 6'2.

#### OUTSIDE:

At the rear there is a garden area approximately 11'2 wide and which is approximately 60' long. Stepping stones run through the garden and there are established trees and shrubs along its length. It is understood that the property has the benefit of a rear pedestrian means of access. The rear garden enjoys a south westerly aspect.

#### COUNCIL TAX BAND B

Payable to Herefordshire Council

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

#### SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

#### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

#### DIRECTIONAL NOTE

From central Hereford proceed east for length of St Owen Street and turn right into Eign Road where Number 48 will be identified on the right hand side.

#### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

#### ID / Date

ID40046

#### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

#### FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.