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## 99 Highmore Street, Hereford, HR4 9PG

*Situated to the north of Hereford city, a superbly presented two bedroom end of terrace home with gas central heating, double glazing, conservatory, off road parking, garage and enclosed good size rear garden.*

**£245,000 (Freehold)**

**Residential Sales**

# 99 Highmore Street, Hereford, HR4 9PG

## LOCATION

The property is located to the north of Hereford city in the popular Westfields district. In the area are a range of amenities 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

The subject property is a well presented two bedroom end of terrace family home, which has had a number of upgrading works carried out. The property has the benefit of gas central heating, double glazing, wood burning stove, off road parking, garage and good size enclosed rear garden. The accommodation comprises entrance hall, dining room, sitting room, kitchen, conservatory, first floor landing with access to bedrooms and bathroom. In more detail, the accommodation comprises;

### ON THE GROUND FLOOR:

Recess entrance porch with tiled flooring, partially tiled wall surround, feature double glazed entrance door and feature transom window above the door.

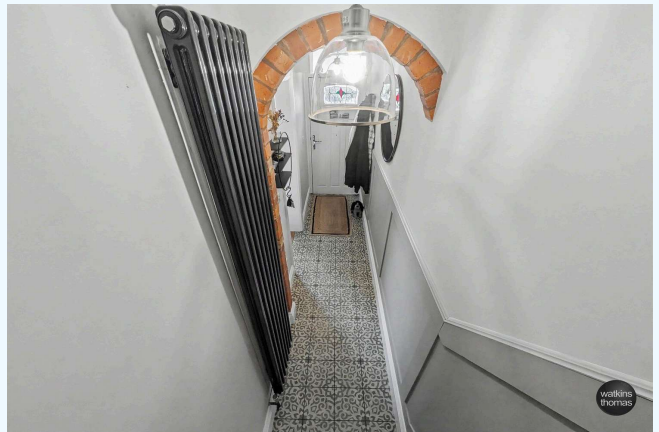
### Entrance Hall

With wood panelling to one wall, tiled flooring, stairs to the first floor, feature panel radiator and sliding door to the;

### Dining Room

3.28m (10'9) (maximum) x 3.12m (10'3)

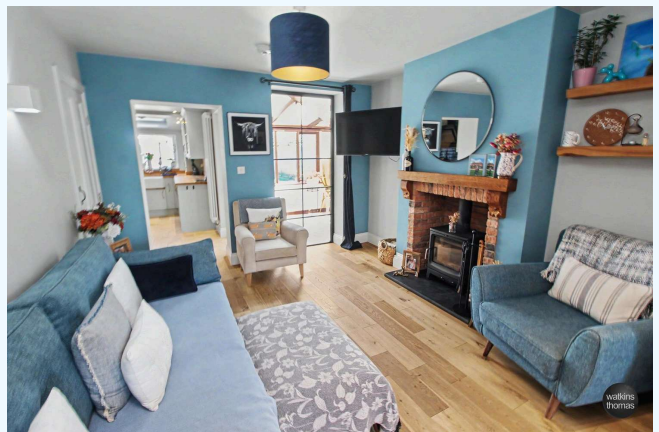
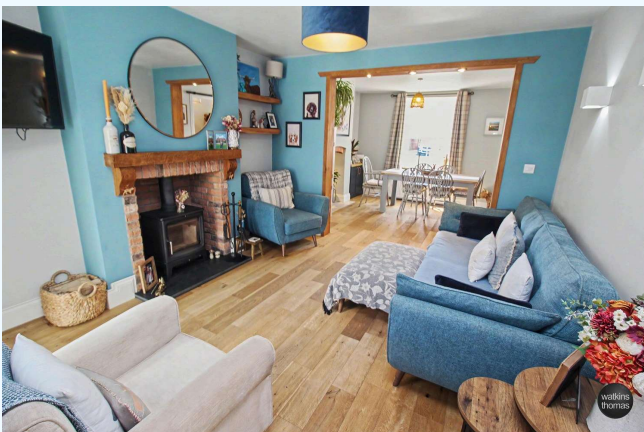
With front aspect double glazed window with feature oak window board, panelled radiator, feature fireplace with inset light, base unit, engineered oak flooring and access to the;



### Sitting Room

3.53m (11'7) x 3.4m (11'2) (maximum)

With feature rear aspect double glazed window, engineered oak flooring, wood burning stove with brick surround, mantel, two wall lights, under stair storage cupboard, two oak shelves, TV point, USB power point and access to the kitchen.

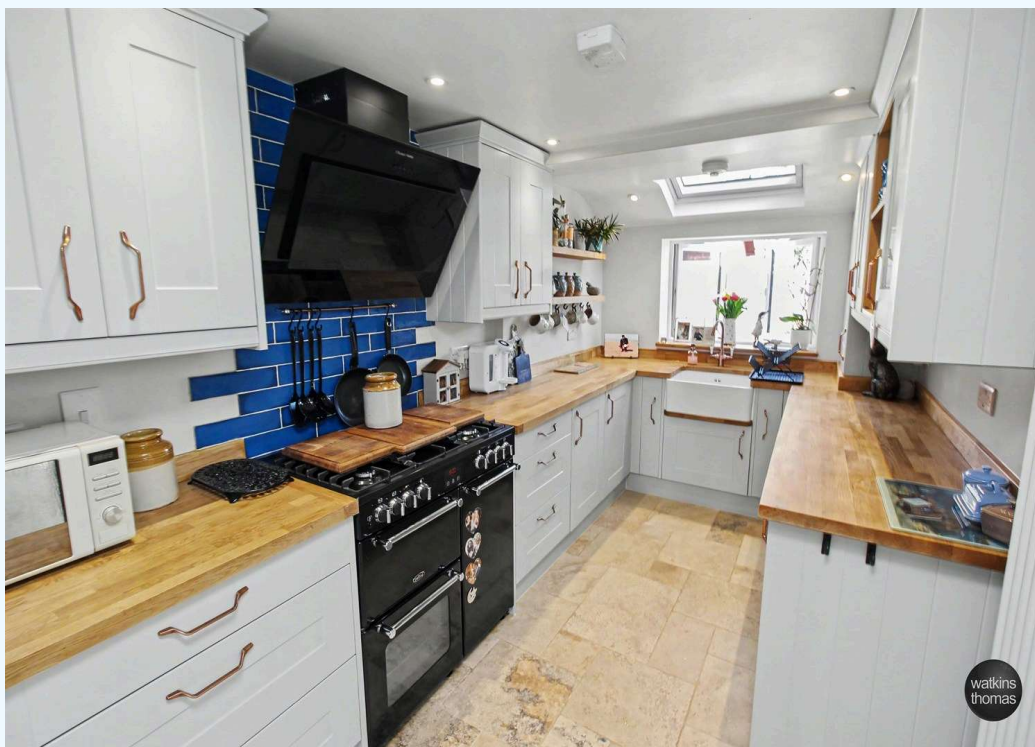


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### Kitchen

4.11m (13'6) x 2.18m (7'2)

With rear aspect double glazed window, a range of units comprising ceramic sink with work surface, base units under with matching wall units, integrated fridge, space for range cooker with feature cooker hood over, panelled radiator, wall mounted gas central heating boiler, tiled flooring and double glazed door to the conservatory.



### Conservatory

2.72m (8'11) x 2.72m (8'11)

With double glazed windows, plumbing and space for washing machine and side aspect double glazed door to the garden.



### ON THE FIRST FLOOR:

#### Landing

With access hatch to loft space which is partially boarded. Storage cupboard, doors to bedrooms and bathroom.

#### Bedroom 1

3.71m (12'2) (to the wardrobe) x 3.1m (10'2)

With front aspect double glazed window, panelled radiator, built in wardrobe with hanging rail and shelving and power points with USB socket.

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### Bedroom 2

3.56m (11'8) x 2.72m (8'11)

With rear aspect double glazed window, panelled radiator, power point with USB socket and TV aerial point.



### Bathroom

2.36m (7'9) (maximum) x 2.51m (8'3)

With rear aspect double glazed window, suite comprising panel enclosed L shaped bath with thermostatically controlled shower over, low flush WC, vanity wash hand basin, heated towel rail, panelled radiator, laminated flooring, partially tiled wall surround, extractor fan and inset spotlights.



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### OUTSIDE:

To the front of the property is a driveway giving access to the GARAGE (17'7 by 9'2) with up and over door, power, lighting and door to the rear garden.

To the front of the property is a patio area with path leading to the front door. A side gate and path gives access to the rear garden. To the immediate rear of the property is a patio leading to a further patio with gravelled border, which in turn leads to an artificial lawned area. From the artificial lawn is a patio area with gravelled borders which gives access to the main garden, which is laid to lawn. The garden is enclosed by fencing to provide a degree of privacy and has the added benefit of an outside tap and wood storage area.



### COUNCIL TAX BAND B

Payable to Herefordshire Council.

### BROADBAND & MOBILE PHONE COVERAGE


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

Proceed out of Hereford along Edgar Street. On reaching the roundabout, take the first exit onto Newtown Road. Continue up and over the bridge to the mini roundabout and take the first exit onto Grandstand Road. Continue along Grandstand Road and at the mini roundabout take the second exit, continuing along Grandstand Road. Take the right hand turning into Highmore Street and continue along Highmore Street, where the property is located on the right hand side as indicated by the board.

### 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

ID42991

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### 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.