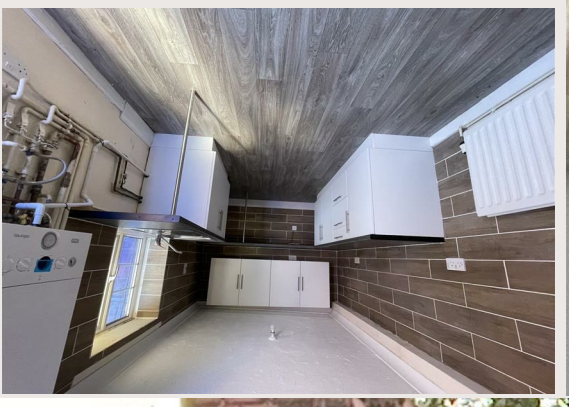

30, Victoria Street, Hereford, HR4 0AA
Offers Over £187,500

COBB AMOS
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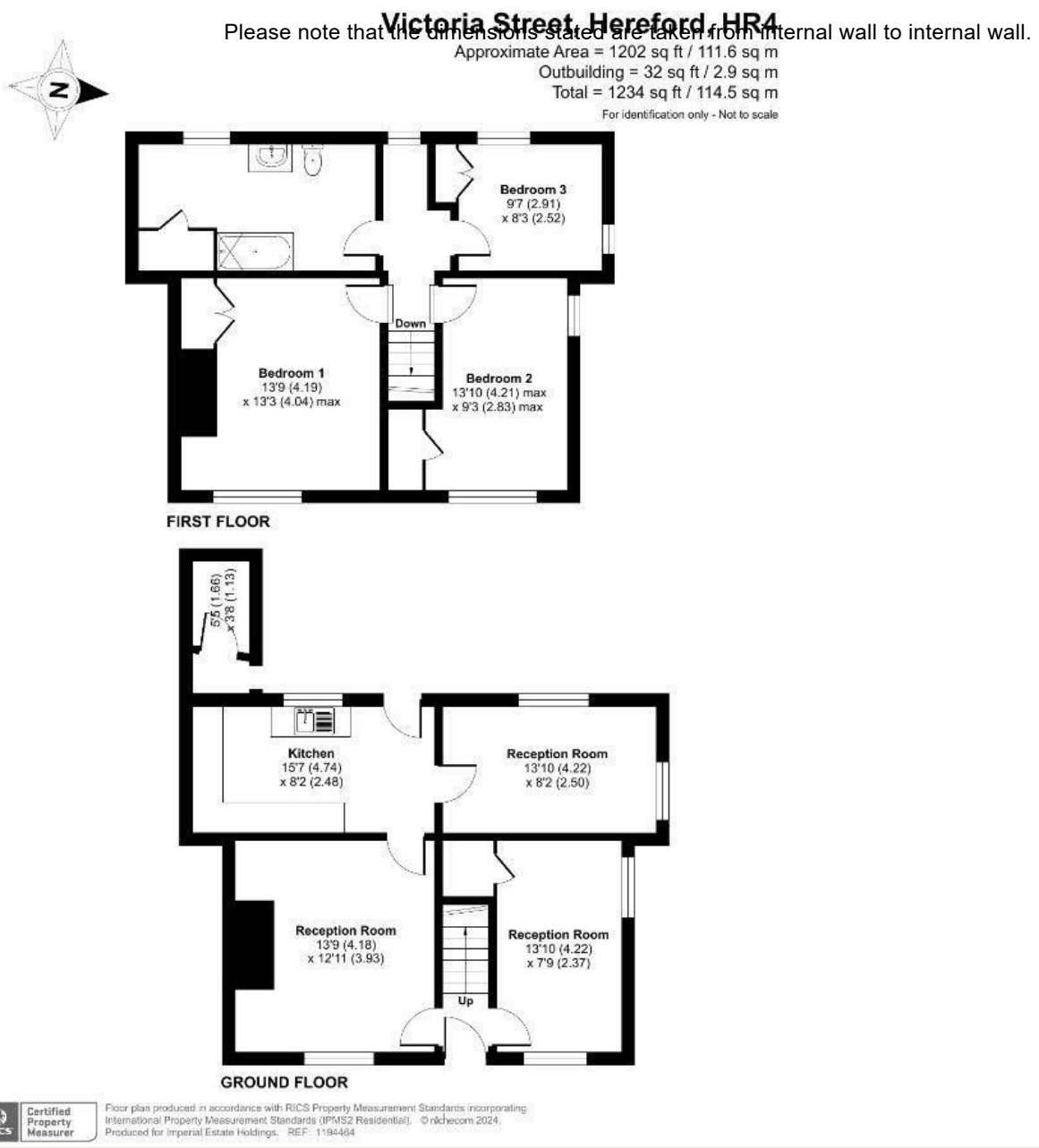
LAND & NEW HOMES

30 Victoria Street
Hereford

Available for the first time in thirty years with no onward chain, a rare opportunity to acquire this unique end of terraced character property with character features such as original fireplaces, timber beams and original cottage style doors. A brand-new kitchen and bathroom with floor to ceiling tiles giving it that modern feel,
This unique property also benefits from a recently fitted High Efficiency Ideal Combi Boiler, a large, graveled area to the rear which can accommodate numerous vehicles and also has space to enjoy the outdoors and s a useful brick-built outbuilding with a brand new metal roof for additional outside storage. The residence is conveniently located just a few minutes walk of the town center with all its extensive amenities.
This character property represents incredible value for money. Early viewing highly recommended. Not to be missed

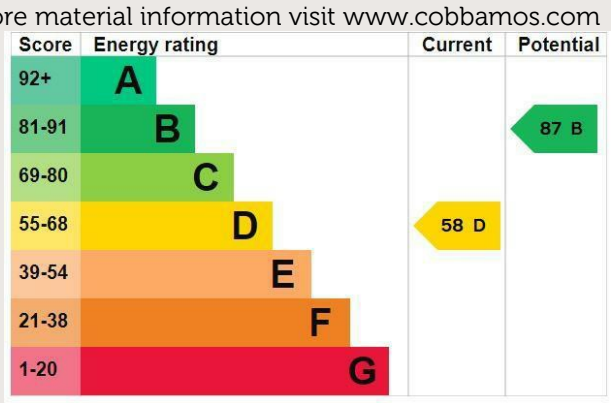
TO BOOK YOUR VIEWING APPOINTMENT PLEASE CALL ON 01432 266007

- End terraced period house
- Three reception rooms
- Three double bedrooms
- Gravel courtyard parking
- Brand new fitted kitchen
- New carpets & flooring throughout
- Original period features
- Newly fitted upstairs bathroom
- Gas heating & double glazing
- No onwards chain



Material Information

Offers Over £187,500
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: A
EPC: D (58)
For more material information visit www.cobbamos.com



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction
The accommodation offers a large living room, newly fitted kitchen, two separate good sized ground floor reception rooms, and a newly fitted modern tiled bathroom with shower above the bath and three double bedrooms. This property is double glazed throughout with Georgian style windows and it has been fitted with new carpets, underlay and vinyl floor coverings throughout.

Property Description
The property is entered from the road into the hallway, door to the right takes you to a front reception room, with double glazed windows to front and side, radiator and under stairs storage cupboard. door to the left leads to the front reception room, with double glazed to the front, fireplace, radiator and original ceiling beam, to the rear a door leads to the fitted kitchen with a selection of white cupboards, worktop and wall tiles, space for fridge freezer and washing machine, laminate flooring and wall mounted Ideal boiler. A door leads to a rear reception room with double glazed windows to the side and rear, radiator.
From the hallway stairs lead up to the first floor split landing with a few steps up into bedroom one, double glazed window to the front, fireplace, built in cupboard and radiator, a few steps up into bedroom two which has double glazed windows to front and side, built in cupboard and radiator. The landing has single sash window to the rear, door to bedroom three with double glazed window to rear and side, small cupboard and radiator. The bathroom has a double glazed window to rear, white suite with bath, shower over, sink and WC, storage cupboard

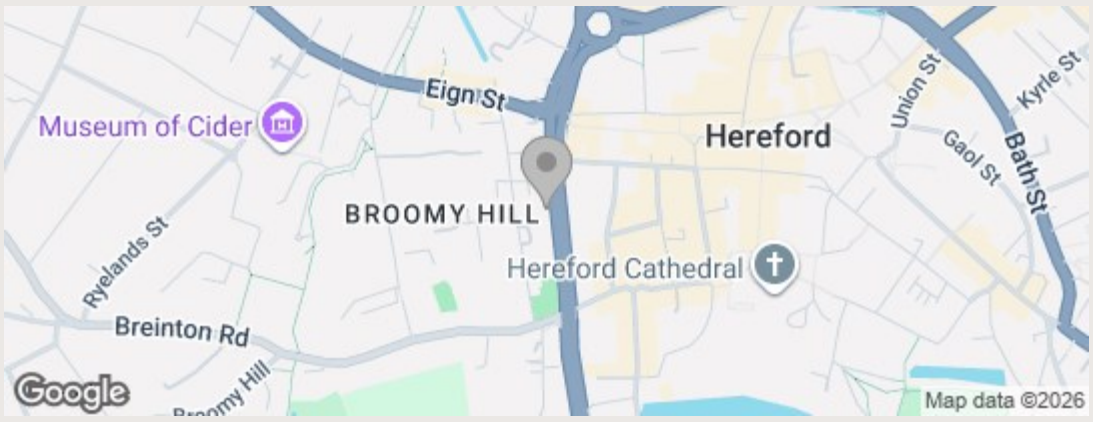
Outside
Large graveled courtyard parking area with brick built shed and enclosed by hedges.

Location
Located on Victoria Street which is adjacent to the ancient city walls and a short distance from the city centre which has excellent transport links and a wide selection of shops, supermarkets, doctors, dentist, restaurants and bars

Services
All mains services are connected.

Broadband
Standard 16 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 8000 Mbps 8000 Mbps Good
Networks in your area - Openreach, Zzoomm

Indoor & Outdoor Mobile Coverage
Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Anti Money Laudering Regulations
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Directions
From the office turn right onto the A49 Victoria St where the property is found on the left hand side. What3Words: ///chat.wisdom.race