



63, Baysham Street, Hereford, HR4 0ET  
Price £275,000

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# 63 Baysham Street Hereford

This delightful Victorian end-terrace house presents an excellent opportunity for families and first-time buyers alike with beautifully presented accommodation that still retains the character of a period property. Featuring two reception rooms and three good size bedrooms there is also a family bathroom and downstairs WC. Further benefits include an enclosed courtyard garden, gas heating and double glazing

Situated in a desirable location, this home is conveniently close to local amenities, schools, and shops, making it an ideal choice for those seeking a vibrant community atmosphere. With its blend of space, comfort, and potential, this Baysham Street home is a wonderful opportunity not to be missed whether you are looking to settle down or invest, this property is sure to impress.

- Three bedroom home
- Victorian end terrace
- Separate living & dining rooms
- Galley style Shaker kitchen
- Downstairs WC
- Cellar storage
- Enclosed rear garden
- Gas heating & double glazing
- Popular residential area
- Viewing highly recommended

## Material Information

**Price** £275,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** B

**EPC:** E (50)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

## Ground Floor

Approx. 51.5 sq. metres (554.7 sq. feet)



Total area: approx. 103.7 sq. metres (1116.3 sq. feet)

Please note that the dimensions stated are taken from internal wall to internal wall.

## First Floor

Approx. 52.2 sq. metres (561.6 sq. feet)



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 beautifully presented accommodation benefiting from double glazing and gas central heating and comprises of - entrance hall, separate living room, dining room, unconverted cellar, galley kitchen, downstairs WC and three bedrooms and family bathroom to the first floor.

## Property Description

The property is entered into the hallway which has exposed wooden floorboards, door to the living room, stairs to the first floor with a door underneath into the cellar and further door to the dining room. The living room also has exposed wooden flooring, double glazed bay window to the front and an open fireplace with fitted shelves and cupboard to either side. The cellar is unconverted but does have a window to the front. The wooden flooring continues through into the dining room where there can be found an open fireplace with wooden mantle over, a double glazed window to the rear and doorway into the kitchen. The kitchen is galley style with Shaker style units running down either side with a wooden worktop over and a range cooker with gas hobs, double glazed window to the side, wall mounted gas boiler and quarry tiled flooring which continues through to a stable door giving access to the rear garden and a door into the downstairs WC.

From the hallway carpeted stairs rise to the landing which gives access to all rooms including - bedroom one with twin double glazed windows to the front and a feature fireplace, bedroom two with a double glazed window to the rear and feature fireplace, bedroom three with a double glazed window to the rear and feature fireplace and the family bathroom which features a three piece matching suite with shower over the bath and tiled walls.

## Outside

The property is approached via a front courtyard laid to patio leading to a canopy porch with the main entrance door. There is an enclosed rear courtyard garden with access from the kitchen with a lawn area, raised border, a further gravel area and all is enclosed by fencing and brick wall.

On street parking is available at the front of the property.

## Location

The property is situated in the popular residential area of Whitecross which offers easy access to the city centre by either a gentle walk or from the bus stop close by. Local shops include the new Tesco's Express, Aldi and Sainsbury supermarkets. There are a number of primary schools, nurseries and Whitecross High School and Sports Academy within walking distance, as is the fantastic Old Market development with Waitrose supermarket, a range of restaurants, department stores and a six screen Odeon cinema.

## Services

All mains services are connected to the property .

## Broadband

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

## Indoor & Outdoor Mobile Coverage

Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

## Anti Money Laundering 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 our office, go straight over the traffic lights onto Barton Road continuing into Breinton Road. Take the first right turn into Ryelands Street, straight over the mini roundabout and then turn left onto Baysham Street. The property can be found on the right hand side. What3Words: [///charge.spot.ropes](https://www.what3words.com/charge.spot.ropes)

