



24, Cornwall Street, Hereford, HR4 0HF  
Price £278,000

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# 24 Cornewall Street Hereford

SEMI DETACHED VICTORIAN HOUSE - HIGHLY RECOMMENDED - CALL 01432 266007 TO BOOK YOUR VIEWING

A well presented semi detached three bedroom Victorian home, situated within the popular Whitecross area which offers plenty of local amenities and convenient access to Hereford City Centre.

The property has good size reception rooms with lovely features and a well maintained garden.

- Victorian semi-detached
- Three bedrooms
- Two reception rooms
- Open plan dining and kitchen
- UPstairs shower room
- Character features throughout
- Double glazed windows
- Cellar storage with window
- Popular residential area
- Enclosed rear gardens

## Material Information

**Price** £278,000

**Tenure:** Freehold

**Local Authority:** Herefordshire Council

**Council Tax:** B

**EPC:** D (58)

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             |         | 73 C      |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Ground Floor

Approx. 44.5 sq. metres (479.3 sq. feet)



## First Floor

Approx. 37.5 sq. metres (403.9 sq. feet)



Total area: approx. 82.1 sq. metres (883.3 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 centrally heated and double glazed accommodation has some lovely period features and consists of - entrance hall, living room and dining room open plan to the kitchen. To the first floor is a landing area with doors to the bedrooms and shower room. From the kitchen a door gives access to stairs down to the currently unconverted cellar.

**Property Description**

The property is entered via an entrance hallway with tiled flooring, ceiling arch and stairs leading to the first floor. The living room has a double glazed window to the front, exposed brick chimney breast with wood burner, and wooden floorboards. From the hallway a door leads to the open plan dining room with double glazed window to rear, wooden floorboards,, exposed brick chimney breast and built-in storage cupboards either side, one step down to the gallery style kitchen featuring a selection of wood units, stainless steel work tops and double glazed patio doors. The door from the kitchen leads down the staircase to an unconverted cellar with double glazed to front. The entrance hall has stairs leading to the first floor landing, a step up to Master bedroom with exposed brick chimney, wooden floorboards and double glazed window to the front, Bedroom two has a double glazed window to rear and wooden floor boards. Bedroom three has a double glazed window to rear and wooden floor boards, The shower room features a rainfall shower head, vanity unit with boulder sink, towel rail and double glazed window to the side.

**Garden & parking**

The front of the property has a patio area enclosed by a low level brick wall with a path to the side leading to the rear garden via a metal pedestrian gate. The rear garden is partially laid to lawn with a gravel patio/pathway which leads to a reclaimed window greenhouse, at the rear there is a small wooden fence with a gate to a gravel area with wooden shed, vegetable patch and all is surrounded by panel fencing.

**Location**

The property is situated in the popular residential area of Whitecross which offers easy access to the city centre. Local shops include Butchers, Tesco Express, Co-op, Aldi and Sainsbury supermarkets as well as several pubs. There is a primary school, nursery and Whitecross High School within walking distance.

**Services**

All mains services are connected to the property

**Broadband**

Broadband type Highest available download speed Highest available upload speed  
Standard 16 Mbps 1 Mbps Good  
Superfast 75 Mbps 18 Mbps Good  
Ultrafast 8000 Mbps 8000 Mbps

**Indoor Mobile Coverage**

Vodafone Good  
EE, 3 & O2 - variable  
Visit: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

**Outdoor Mobile Coverage**

Vodafone Good outdoor (Ofcom)  
EE Good Outdoor (Ofcom)  
O2 Good Outdoor (Ofcom)  
3 Mobile Good Outdoor (Ofcom)

**Anti-Money Laundering**

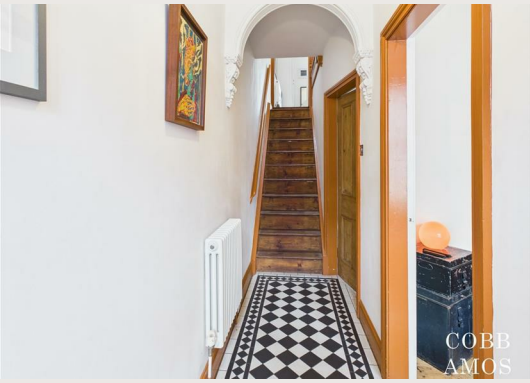
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of 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 go straight across the traffic lights onto Barton Road into Breinton Road and take the third right into White Horse Street. Take the second left into Cornwall Street where the property is found on the right hand side.  
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