



10 Walmer Street, Hereford, HR4 9JW



Sunderlands
Residential Rural Commercial



**10 Walmer Street
Hereford
HR4 9JW**

Summary of Features

- Victorian terrace two bedroom property
- Within walking distance to Hereford City centre
- Two reception rooms and cellar
- No ongoing chain.

Asking Price £219,950

A red brick Victorian terrace set in the side street near to Hereford city centre. The property is double glazed, gas central heated, has two reception rooms, kitchen, useful cellar and two double bedrooms and bathroom to the First Floor. There is an enclosed rear garden. Ideal as a first purchase or buyers enjoying the convenience of the city. No ongoing chain.

Situation

Walmer Street is within easy walking distance of Hereford shopping centre and supermarkets such as Waitrose, Doctors surgery, schooling and leisure facilities. Accommodation in more detail as follows.

Reception Hall

With stairs to First Floor, door to cellar.

Sitting Room

Having double glazed front window with gas coal effect fire with wood surround, glazed double doors opening to -

Dining Room

With fireplace having electric fitted fire, double glazed rear window. Door back to Hallway.

Kitchen

Having a range of base units with stainless steel sink and drainer sink unit, four ring gas hob, double glazed window and double glazed door to outside rear.

Cellar

Measuring 5.15 x 4.54 max. a single room with light.

Stairs lead from the Reception Hall to -

First Floor

Landing

With doors off to -

Bedroom One

With double glazed window to front.

Bedroom Two

Double glazed window to rear.

Bathroom

Comprising bath, WC low flush suite, wash hand basin and gas central heating boiler.

Outside

To the rear there is an enclosed partly lawned garden with a small brick outbuilding. The property benefits from a right of access over the neighbour's property.

Services

Mains electricity, water, drainage and gas.

Tenure

Freehold.

Directions

From Tesco's main roundabout proceed along Edgar Street, taking the first left turn into Canonmoor Street and then the first left turn into Moorfield Street and then the second right into Walmer Street. Proceed to the end where the property can be seen on the left hand side.

Anti-Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.





Sunderlands

Hereford Branch

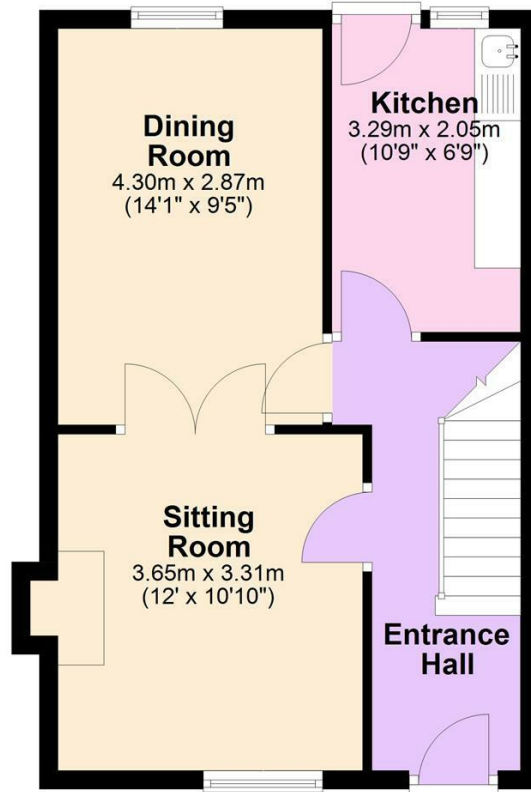
Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email:
hereford@sunderlands.co.uk

Hay-on-Wye Branch

3 Pavement House, The
Pavement,
Hay on Wye, Herefordshire HR3
5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk

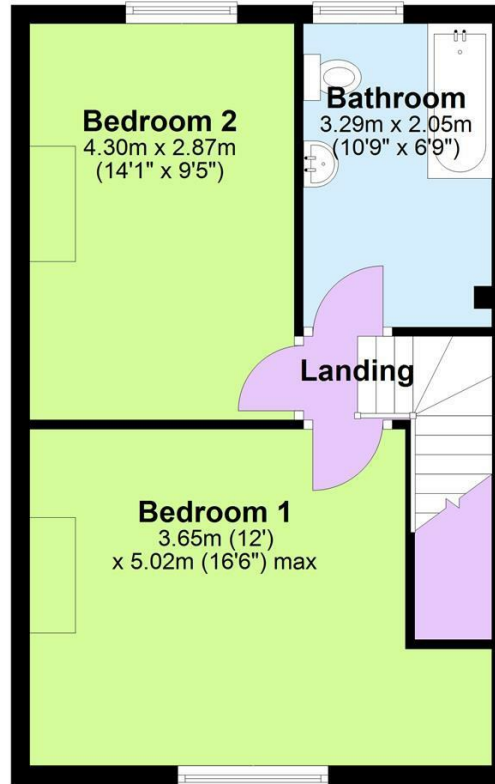
Ground Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.