



2 Daws Road, Hereford, HR1 2JJ



**2 Daws Road
Hereford
HR1 2JJ**

Summary of Features

- End terrace property
- 2 bedrooms
- Courtyard garden
- In need of modernisation
- Sought-after city centre location
- No onward chain

Asking Price £190,000

Located on Daws Road in the charming city of Hereford, this end terrace house presents a remarkable opportunity for those looking to create their dream home. With two spacious reception rooms, the property offers ample space for both relaxation and entertaining. While the house is in need of modernisation throughout, this allows for the new owner to truly stamp their own style and preferences on the property. Imagine transforming the interiors to reflect your personal taste, making it a unique haven tailored just for you. The location is ideal, providing easy access to local amenities and the vibrant community that Hereford has to offer. Whether you are a first-time buyer or an investor seeking a project, this property is brimming with potential.

Location

Daws Road is a popular residential location situated close to Hereford City Centre. The property is conveniently positioned within easy reach of a wide range of amenities including shops, cafes, restaurants and supermarkets, as well as Hereford Train Station and regular bus routes. The city centre offers a variety of leisure and cultural facilities, making this a well-placed location for both commuters and those looking to enjoy everything Hereford has to offer.

Accommodation

In brief the accommodation comprises:

Entrance hall

Welcoming front entrance hall providing access to the main ground floor living spaces.

Lounge

A cosy front lounge featuring a window to the front, a charming fireplace, and plenty of space to relax.

Dining room

A well-proportioned dining room featuring a fireplace as a focal point and a window to the rear aspect allowing for plenty of natural light. There is a useful understairs cupboard providing additional storage, with stairs rising to the first floor. A door leads through into the kitchen.

Kitchen

Fitted with a range of matching wall and base units with space for appliances. A sink unit is positioned beneath a window to the side aspect, providing natural light. A door leads through to the rear porch.

Rear porch

A useful and versatile space offering potential to be utilised as additional kitchen space or a utility area, with access to the rear.

First floor

Bedroom one

A spacious double bedroom featuring a window to the front aspect allowing for plenty of natural light. The room benefits from a fireplace and offers ample space for a range of freestanding bedroom furniture.

Bedroom two

A small double bedroom featuring a fireplace and a window overlooking the rear aspect, providing natural light.

Bathroom

The main family bathroom fitted with a low level WC, wash hand basin and a bath with shower over. There is also an airing cupboard housing the property's boiler.

Outside

A courtyard garden can be accessed via a right of access from the neighbouring properties, providing space for a table and chairs. There is also access to an outdoor former coal house, which offers potential for conversion into additional accommodation, subject to the necessary permissions. On-road permit parking is available to the front.

Services

We understand mains water, gas, electric and drainage are connected to the property.

Tender

Freehold

Council tax

Herefordshire council tax band - B





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.

Directions

Leave Hereford Hightown travelling southeast along St Owen Street and at the Bath Street and Mill Street, turn left then immediately right onto Daws Road.



Total area: approx. 86.9 sq. metres (935.3 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.