

113 Baysham Street, Hereford, HR4 0ET

Sunderlands
Residential Rural Commercial

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Summary of Features

- Characterful semi-detached
- No onward chain
- Three bedrooms
- Two reception rooms
- Well presented throughout
- Near to local amenities

Asking Price £250,000

Located on Baysham Street in Hereford, this delightful character property offers a fantastic opportunity for those seeking a comfortable family home. With no onward chain, you can move in without delay and start enjoying all that this lovely house has to offer. The property features two spacious reception rooms, perfect for entertaining or relaxing, both filled with natural light to create a warm and welcoming atmosphere. There are three well-proportioned bedrooms, providing ample space for family or guests, each offering a peaceful retreat. The well-appointed bathroom is designed for both convenience and comfort. The home has also benefited from new double glazing installed just over two years ago, adding to its energy efficiency and overall comfort. To the rear, a private garden provides an ideal outdoor space for relaxing, gardening, or enjoying the fresh air, with the added benefit of side access for ease of use. This property combines character charm with modern living, while its location in Hereford offers a strong sense of community and easy access to local amenities, making it an excellent choice for families and professionals alike.

Location
Located in the popular residential area of Whitecross, just half a mile west of the Hereford city centre, this property enjoys a highly convenient setting. A wide range of local amenities are close by, including a convenience store, post office, church, public house and both primary and secondary schools. More extensive facilities, shops and services can be found in the vibrant city centre, all within comfortable walking distance and easily accessible via regular bus routes.

Accomodation
The accommodation comprises:

Porch
Which gives access to the front of the property.

Entrance Hall
Entered via the front door featuring an attractive stained glass window, the square entrance hall provides access to the principal ground floor rooms, with stairs rising to the first floor.

Front room
The front sitting room is a delightful and inviting space, enhanced by a charming bay window to the front that floods the room with natural light. The room offers ample space to accommodate a full range of comfortable living furniture.

Living room
A lovely reception room with dual-aspect windows, offering a bright and airy feel. The space is versatile, providing ample room for dining or additional living accommodation, and benefits from direct access to the kitchen.

Kitchen
A well-appointed kitchen fitted with a range of matching wall and base units, complemented by an integrated oven, hob, and extractor. It also features a stainless steel 1.5 bowl sink and offers space for additional white goods.

Utility
Providing space and plumbing for a washing machine and additional white goods, this area also houses the gas boiler and offers direct access to the rear garden.

WC
A convenient ground floor cloakroom fitted with a WC.

Cellar
The cellar is conveniently accessed via the kitchen and benefits from both power and lighting. Offering excellent versatility, this space presents strong potential for conversion, allowing a buyer to tailor it to their individual needs whether as additional storage, a home office, gym, or further living accommodation, subject to any necessary consents.

First floor

Bedroom one
A spacious primary double bedroom overlooking the rear garden, enjoying an abundance of natural light and offering plenty of room for freestanding furniture.

Bedroom two
A good-sized second bedroom, this double room sits to the front and benefits from plenty of natural light, with ample space for freestanding furniture.

Bedroom three
Bedroom three is a well-proportioned single room,









ideally suited as a child's bedroom, home office, or hobby space.

Bathroom
The bathroom is fitted with a bath with shower over, along with a WC and wash hand basin. It also benefits from useful storage built into the eaves, further complemented by what was previously the airing cupboard, now converted into a convenient tall cupboard.

Outside

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

Herefordshire Council Tax Band - B

Tenure - Freehold

Directions
Proceed west out of Hereford along Eign Street, continuing into Whitecross Road. Turn left into Ryelands Street and then first right into Baysham Street. The property can be located at the end of the street on the right-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.

















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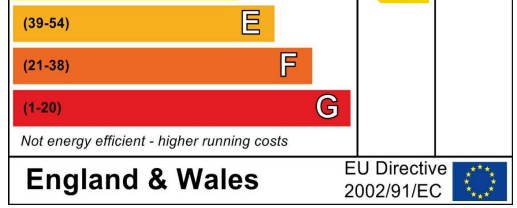
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Total area: approx. 111.7 sq. metres (1202.2 sq. feet)



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.