



67 Foley Street, Hereford, HR1 2SQ



Sunderlands
Residential Rural Commercial



**67 Foley Street
Hereford
HR1 2SQ**

Summary of Features

- Semi-detached home
- Two double bedrooms
- Converted loft room
- Driveway parking and private garden
- Detached garage
- Sought-after city location

Asking Price £275,000

Located on Foley Street, Hereford, this delightful semi-detached house offers a perfect blend of comfort and functionality. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining guests. The two well-appointed bedrooms ensure a restful retreat, while the two modern bathrooms add convenience for family living. One of the standout features of this home is the converted loft room, which serves as an ideal hobby room or a dedicated workspace for those who prefer to work from home. This versatile space can easily adapt to your needs, making it a valuable addition to the property. The kitchen breakfast room is a true highlight, boasting double doors that open directly onto the garden. This seamless connection to the outdoor space allows for delightful al fresco dining and a perfect setting for summer gatherings. For those with vehicles, the property offers parking for one vehicle (as well as an on-street parking permit), along with a detached garage, providing additional storage or workshop space.

Location

Foley Street is conveniently situated within Hereford, offering easy access to the city centre and a wide range of everyday amenities. The location is well placed for local shops, schooling and recreational facilities, while Hereford city centre provides a comprehensive range of shopping, restaurants, cafés and leisure facilities. The property is also conveniently positioned for access to Hereford County Hospital and the city's road network, making it a practical location for families, professionals and commuters alike.

Ground floor

A welcoming entrance hall provides access to all principal ground-floor rooms, with stairs rising to the first floor. To the front of the property is a cosy and inviting lounge, featuring a bay window with a charming built-in reading seat, an ideal space for

relaxing with a book or enjoying quieter evenings at home. A separate snug provides a further comfortable reception space, centred around a wood-burning stove with doors opening directly into the kitchen/breakfast room, allowing the two spaces to work particularly well together. The kitchen/breakfast room forms the heart of the home, with double doors opening directly onto the garden and distinctive Marmoleum dual flooring. The kitchen itself is fitted with a range of matching wall and base units complemented by solid stone worktops, together with a gas hob, integrated double oven, inset sink and plumbing for a dishwasher. There is ample space for a dining table, making this a practical and sociable everyday living space. Off the main hallway is a useful utility area with plumbing for a washing machine, inset sink, wall-mounted boiler and external door providing convenient side access. Completing the ground-floor accommodation is a useful cloakroom positioned beneath the stairs, fitted with a WC and wash hand basin.

First and second floor

The first-floor landing is a bright and welcoming space, with a window allowing for plenty of natural light and providing access to the remaining accommodation. There are two generous double bedrooms, both offering excellent proportions and ample space for bedroom furniture. One of the bedrooms benefits from its own en-suite shower room, fitted with a shower, WC and wash hand basin. Completing the first floor is the family bathroom, comprising a bath with shower over, wash hand basin and WC. Stairs rise from the first floor to a converted loft room, currently utilised as a hobby room. A striking circular window to the side provides an attractive focal point, complemented by two Velux roof windows which allow plenty of natural light to fill the space. A versatile addition to the home, the room would make an excellent hobby area or dedicated home-working space.



Outside

Outside, the property benefits from driveway parking to the side, together with a detached garage. To the rear is a particularly long and versatile garden, well stocked with a variety of established plants and shrubs, with fencing and mature hedging providing a good degree of privacy. A charming red-brick pathway leads through the centre of the garden towards the far end, creating an attractive feature and connecting the different areas. A section of the garden has previously been used for growing vegetables, while the overall size and layout provide plenty of opportunity for keen gardeners, families or those simply looking to create their own outdoor space.

Services

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

Council tax

Herefordshire Council tax band - B

Tenure

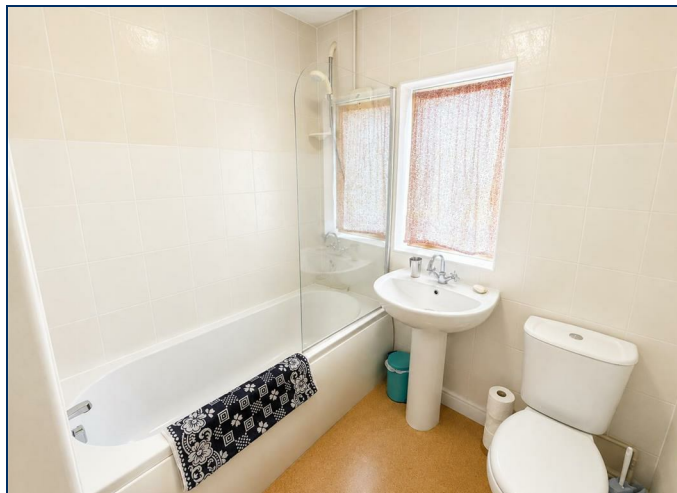
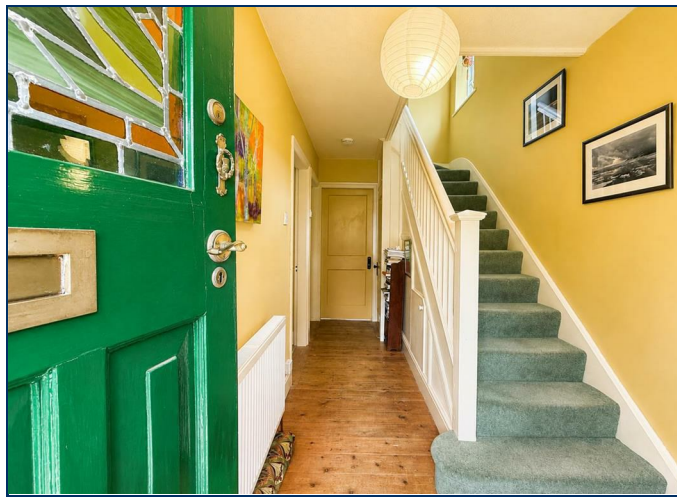
Freehold

Directions

From Hereford take the A438 towards Ledbury. Proceed for half a mile and take a right-hand turn onto Foley Street. The property can then be found 3/4 of the way up on the left-hand side.

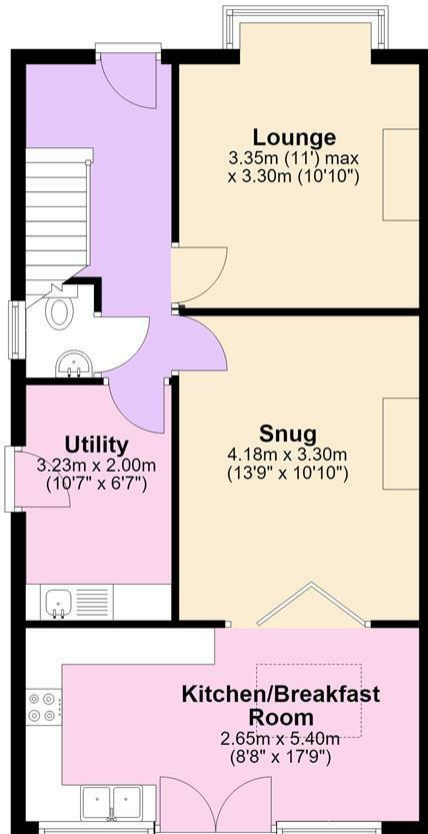
Anti-money laundering

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.

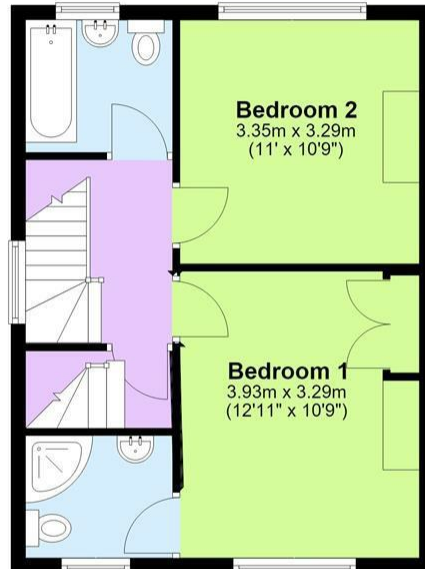




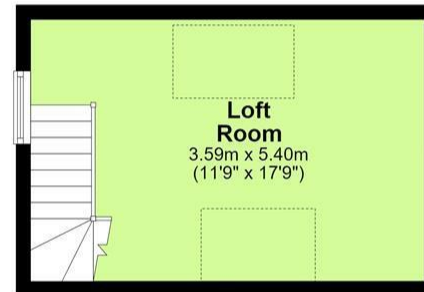
Ground Floor



First Floor



Second Floor



Total area: approx. 115.8 sq. metres (1246.7 sq. feet)

Sunderlands

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(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.