





Clive Street, Hereford, HR1 2SB

Guide Price £170,000

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A Well Presented 2 Bedroom Top Floor Flat, including off-road parking and situated a short stroll from Hereford City Centre in the ever popular district of St. James, All Offered With No Onward Chain.

**Entrance Hall – Sitting/Dining Room – Kitchen – 2 Bedrooms – Bathroom – Airing Cupboard/Cloakroom – Designated Off-Road Parking – Bike Storage**

Enjoying bright neutral décor and modern fixtures, this 2 bedroom flat benefits from a fully fitted contemporary white bathroom suite, kitchen with integrated appliances, skylight windows, Worcester boiler, fitted carpets, off-road parking and more. It enjoys a superb location only a short stroll from the City's amenities, including the nearby Castle Green or crossing the Victoria Bridge to the Bishop's Meadows and Swimming Pool.

### The Property

**Entrance Hall –** Fully carpeted L-shape hallway, accessing all rooms in the property. The boiler closet doubles well as a cloakroom, providing ample space for hanging coats.

**Sitting/Dining Room –** Spacious main reception room with fitted carpets, featuring a half-vaulted ceiling with timber beam and crescent picture window, enjoying rooftop views.

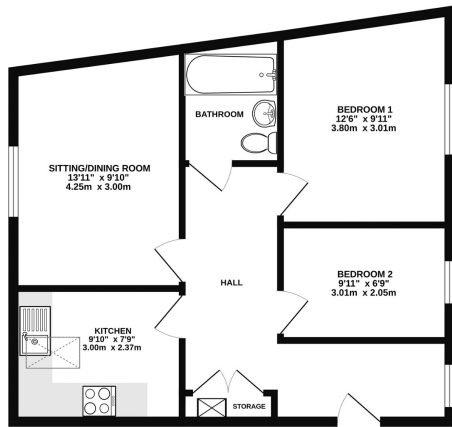
**Kitchen –** Comes fitted in a range of wood cupboard units with laminate countertops above. Integrated appliances include fan assisted oven, electric hob, extractor fan hood and stainless-steel sink with drainer, with further space/plumbing for a washing machine and fridge/freezer. Completed by a skylight window, wood effect laminate flooring and mosaic splashback wall tiles.

**Bedroom 1 –** Generously sized carpeted double bedroom, with half-vaulted ceiling, exposed timber beam and crescent picture window.

**Bedroom 2 –** Additional carpeted bedroom, could be perfect as a







TOTAL FLOOR AREA: 163 sq ft (15.2 sq m) approx.  
 Whilst every effort has been made to ensure the accuracy of the floor plan, the measurements of floor, wall, ceiling and any other parts are approximate and no responsibility is taken for any error. Dimensions are given in feet and inches. The floor plan does not show any furniture, fixtures or fittings. The floor plan is for information only and does not constitute an offer of any property. The floor plan is subject to change without notice. The floor plan is not to be used for any other purpose. The floor plan is not to be used for any other purpose. The floor plan is not to be used for any other purpose.

- Modern Bathroom & Kitchen • Top Floor Flat
- Designated Off-Road Parking • Walking Distance to City & Bike Store Centre
- Popular Residential District • No Onward Chain

