

5 St Charles Court
Lower Bullingham Hereford HR2 6EJ

£160,000



• 2 bed terraced bungalow • Private car parking space • Attractive communal area • Large attic room

OVERVIEW

A two bedroom terraced bungalow within a small complex with communal gardens, comprising night storage heating, double glazing, and private car parking space. The accommodation comprises, entrance hall, living room, kitchen, 2 bedrooms, family bathroom, spiral staircase to first floor attic room.

Local amenities can be found within walking distance, to include hairdressers, co-op, public house, take away, whilst the city can be accessed via walking through King George V playing fields, near to the swimming baths.

In more detail the property comprises:

GROUND FLOOR

Entrance Porch

Half glazed uPVC door to:

Bedroom 1

3.1m x 3.6m (10' 2" x 11' 10")

Having coving, storage heater, TV point, power points and uPVC double glazed window to rear aspect.

Bedroom 2

2.5m x 2.7m (8' 2" x 8' 10")

Having coving, storage heater, power points, uPVC double glazed window to front aspect.

Kitchen

2.4m x 2.6m (7' 10" x 8' 6")

Having laminate flooring, matching wall and base units with laminate working surfaces, Beko electric cooker, stainless steel sink bowl with drainer, power points, uPVC double glazed window to rear elevation.

Bathroom

Having tiled flooring, wash hand basin, panelled bath with electric shower over, and low flush WC.

Lounge

3.6m x 4.3m (11' 10" x 14' 1")

Having coving, electric coal effect fire, power points, uPVC double glazed window to front aspect and door to airing cupboard housing hot water tank with immersion heater cylinder.

Spiral stairs leads to:

Attic Room

4.4m x 3.1m (14' 5" x 10' 2")

Having coving, Velux window, power points, French doors to built in cupboard, and door to additional storage space.

OUTSIDE

The property is approached via a shared driveway which provides allocated off road parking. At the front of the property is a useful storage cupboard which currently houses the tumble dryer. There are communal gardens which are laid to lawn with a gravel path.

AGENTS NOTE:

Monthly service charge is approximately £69. PCM. Covering maintenance of the communal areas. The lease is dated from 1st July 1988 for a term of 999 years. The property is a peppercorn rent.

GENERAL INFORMATION

Tenure

Leasehold. The lease is dated from 1st July 1988 for a term of 999 years.

Services

All mains services are connected to the property

Outgoings

Council tax band 'A'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

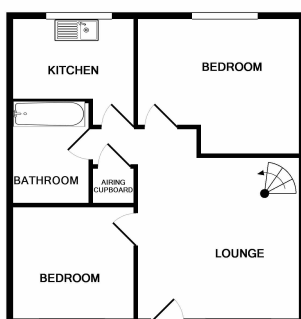
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

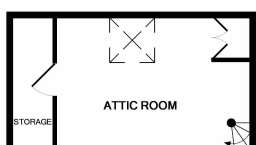
MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm



GROUND FLOOR
APPROX. FLOOR
AREA 477 SQ.FT.
(44.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 176 SQ.FT.
(16.3 SQ.M.)
5 CHARLES COURT
TOTAL APPROX. FLOOR AREA 653 SQ.FT. (60.6 SQ.M.)
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