

FOR
SALE



26 Hillary Drive, Hereford HR4 0RB

£130,000 - Leasehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this popular residential location a 2 bedroom, first floor flat being sold with no onward chain and to cash buyers only (due to short Lease).

The property has the added benefit of 2 good-sized bedrooms, garage and parking and requires modernisation.

POINTS OF INTEREST

- 2 Bedroom first floor flat
- Garage and parking
- Popular residential location
- Cash buyers only (short Lease)
- No onward chain
- Requires modernisation



ROOM DESCRIPTIONS

Ground Floor with entrance door to Entrance Hall

with fitted carpet and stairs leading up to the

First Floor Landing

with fitted carpet, double-glazed window, radiator, loft hatch and door to

Living Room

with fitted carpet, radiator and double-glazed bay window to front.

Kitchen

with matching base and wall units, ample work surfaces with tiled splashback, stainless steel sink and drainer, under counter space for washing machine and tumble-dryer/fridge, space for free standing cooker, wall mounted gas central heating boiler and double-glazed window.

Bathroom

with three piece suite comprising panelled bath with electric shower head over and tiled surround, pedestal wash hand basin, low flush WC, radiator, double-glazed window, storage cupboard with fitted shelving and radiator.

Bedroom 1

with fitted carpet, radiator and double-glazed window.

Bedroom 2

with fitted carpet, radiator, double-glazed window and built-in storage cupboard over the stairs.

Outside

There is an outside storage cupboard, meter boxes and use of a communal garden. There is a paved pathway leading to the garage with up and over door and parking space in front.

Services

Mains water, gas and electricity are connected. Gas central heating.

Outgoings

Council tax band A payable 2024/25 £1538.23. Water and drainage rates are payable. The Lease has 59years remaining - The lease is 99 years which commenced 1st January 1984. Ground rent £40 per annum (tbc)

Viewing

Strictly by appointment through the Agent, Flint & Cook (01432) 355455.

Directions

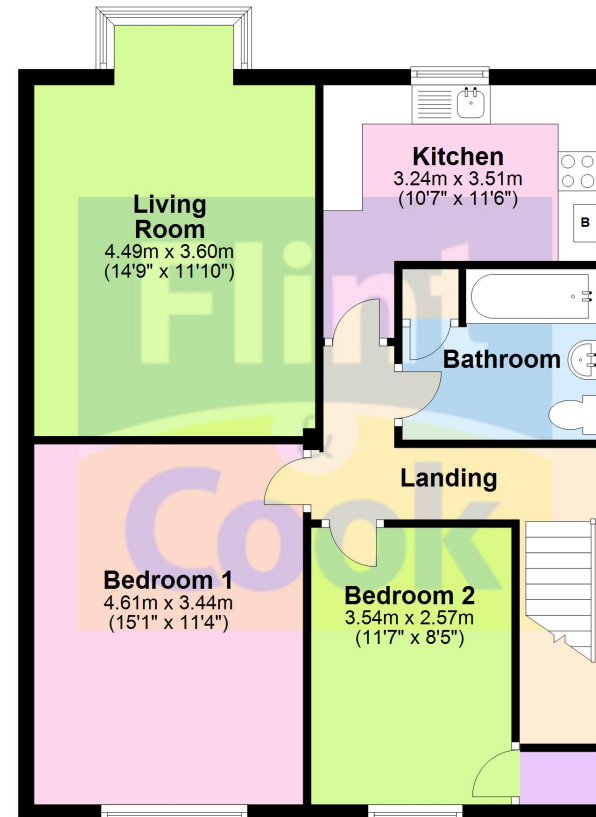
Proceed west out of Hereford on Whitecross Road, at the monument roundabout take the second exit straight over on to Kings Acre Road. Then take the third exit right on to Hillary Drive, continue down to the left-hand bend and the property will be found on the right-hand side. For access to the garage and parking continue round the right-hand bend and there is an access point on the right-hand side where the garage will be in front of you to the right.

Money laundering

Prospective purchasers will be asked to provide address verification, photo identification and proof of funds at the time of making an offer.

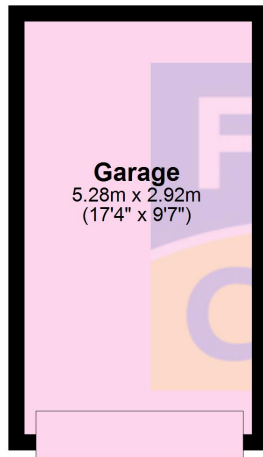
First Floor

Approx. 67.4 sq. metres (725.9 sq. feet)



Ground Floor

Approx. 18.3 sq. metres (196.5 sq. feet)



Total area: approx. 85.7 sq. metres (922.4 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales		
EU Directive 2002/91/EC		