

FOR  
SALE



5 Cider Mill Court, Hereford HR2 6RY

£122,500 - Share of Leasehold

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## PROPERTY SUMMARY

Occupying a peaceful position on the southern outskirts of the City, a deceptively spacious 3 bedroom semi-detached house offering ideal first time buyer accommodation. The property, which is offered For Sale on a 50% share basis, has the added benefit of gas central heating, double glazing, downstairs WC, good size rear garden, off-road parking and we recommend an internal inspection.

## POINTS OF INTEREST

- *Southern outskirts of the City*
- *Spacious 3 bedroom semi-detached house*
- *Lounge, kitchen/diner & downstairs WC*
- *Off-road parking and good size garden*
- *Ideal for first time buyers*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Recessed Porch

With electric light and partially double glazed entrance door through to the

### Reception Hall

1.42m x 2.03m (4' 8" x 6' 8") Laminate flooring, radiator, double glazed side window, carpeted staircase to the first floor, central heating thermostat and door to the

### Downstairs Cloakroom

1.68m x 1.12m (5' 6" x 3' 8") Low flush WC, corner wash hand-basin with tiled splashback, double glazed window, radiator.

### Lounge

4.62m x 4.17m (15' 2" x 13' 8") Fitted carpet, radiator, double glazed window to the front aspect and door to the

### Kitchen/Dining Room

5.21m x 2.77m (17' 1" x 9' 1") With 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces with tiled splashbacks, laminate flooring, space for upright fridge/freezer, space and plumbing for washing machine and mini-dishwasher, built-in oven and 4-ring gas hob with cookerhood over, double glazed window overlooking the rear garden, radiator, space for dining table, understairs store cupboard and double glazed double French doors to the rear garden.

### First floor landing

Fitted carpet, double glazed side window, radiator and built-in airing cupboard with shelving and also housing the gas central heating boiler.

### Bedroom 1

3.96m x 3.02m (13' 0" x 9' 11") Fitted carpet, radiator, space for wardrobes, double glazed window to the rear.

### Bedroom 2

3.51m x 3.02m (11' 6" x 9' 11") Fitted carpet, radiator, access hatch to loft space and double glazed window to the front aspect.

### Bedroom 3

2.69m x 2.13m (8' 10" x 7' 0") Fitted carpet, radiator, double glazed window to the front aspect and built-in single wardrobe with hanging rail and shelf over.

### Bathroom

1.96m x 2.08m (6' 5" x 6' 10") Suite comprising panelled bath with shower attachment over, low flush WC, pedestal wash hand-basin with mirror over, double glazed window, ladder style towel rail/radiator.

### Outside

To the immediate rear of the property there is a large covered area with decked floor providing the perfect entertaining space which then leads onto the good size rear garden which is laid to lawn and enclosed by fencing, hedging and trees to maintain privacy. There is a useful timber garden shed and side access gate leading to the driveway. To the front of the property there is a small garden with pathway leading to the front entrance door and driveway to the side providing off-road parking.

### Agent's Note

The property is sold on a 50% share basis with a gross value of £245,000. There is an option to purchase 80% of the property in the future. The current rent and service charge is £333.33 per month. Eligibility details to purchase the property are on the Stonewater website.

The current vendors are having the Lease extended to 170 years.

### Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

### Outgoings

Council tax band C - payable 2024/25 £2050.97

Water and drainage - metered supply.

### Money laundering regulations

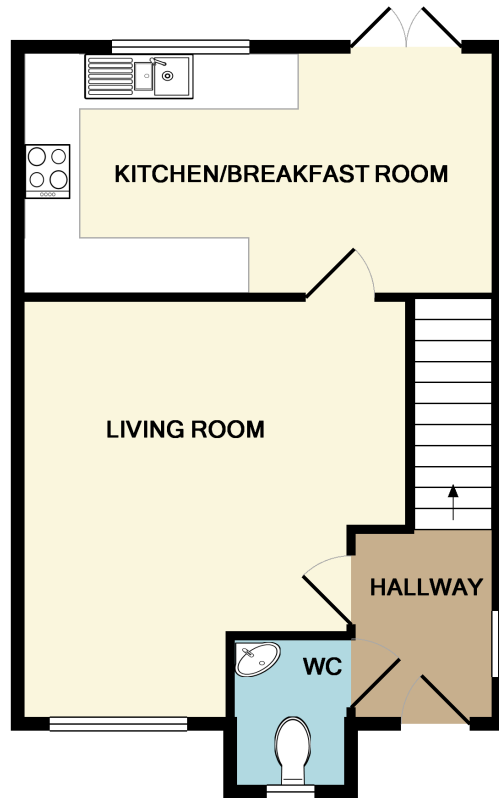
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Viewing

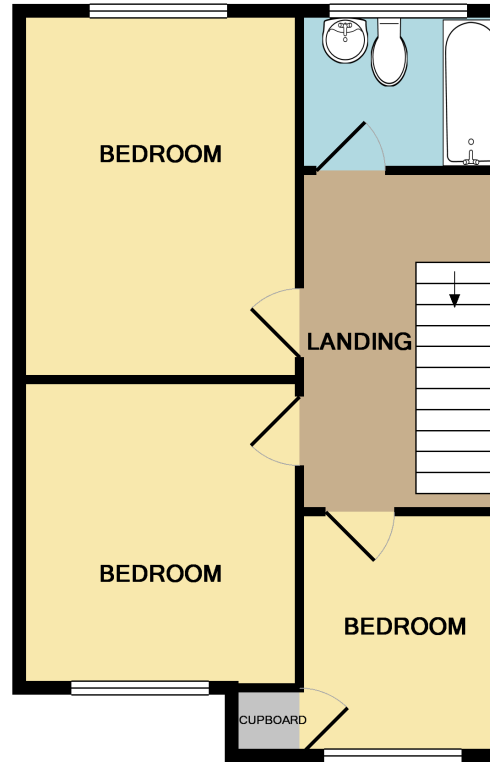
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Directions

Proceed south out of Hereford City along the A49 Ross Road and after passing The Broadleys public house, turn left at the traffic lights onto Bullingham Lane, 1st left into Waggoners Way and at the T-junction turn left into Cider Mill Court. What3words - memory.stray.navy



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		