

FOR  
SALE



26 Hillary Drive, Hereford HR4 0RB

£130,000 - Leasehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto: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**

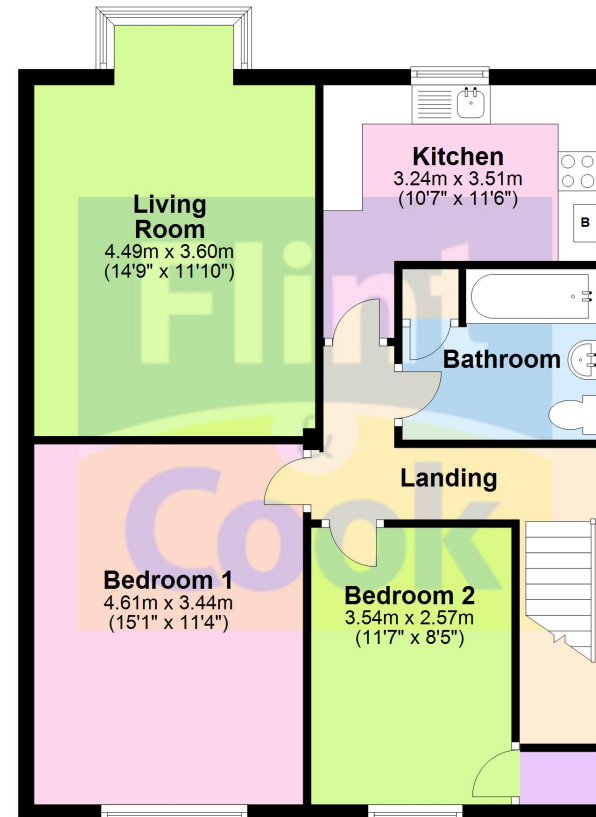
Proceed west out of Hereford on Whitecross Road, at the monument roundabout take the second exit straight over on to Kings Acre Road. Then take the third exit right on to Hillary Drive, continue down to the left-hand bend and the property will be found on the right-hand side. For access to the garage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

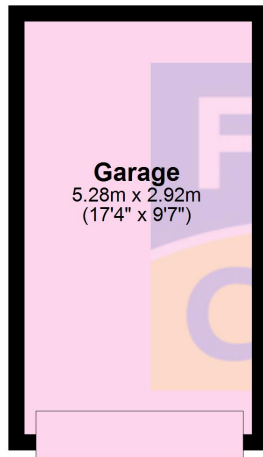
## First Floor

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</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		