

FOR
SALE



4 Peacocks Field Walk, Hereford HR2 6SA

£167,500 - Leasehold

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

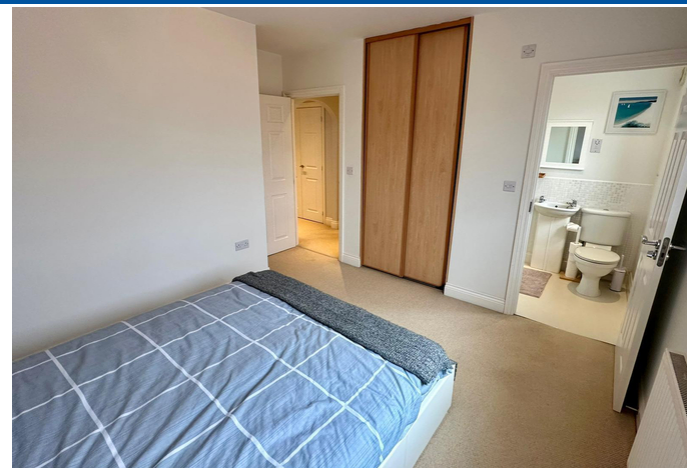
PROPERTY SUMMARY

Peacefully situated on the southern outskirts of the City, a spacious 2-bedroom top floor apartment offering ideal first-time buyer/investment accommodation.

The property, which is offered for sale with no onward chain, has the added benefit of gas central heating, double-glazing, en-suite shower room, generously-sized living accommodation, single garage and we recommend an internal inspection.

POINTS OF INTEREST

- *Southern outskirts of the City*
- *Spacious 2-bed top floor flat*
- *Gas central heating and double glazing*
- *En-suite shower room*
- *Single garage and driveway*
- *Ideal for first buyer/investment*



ROOM DESCRIPTIONS

Ground floor communal entrance door

Staircase to

Top floor landing

Door to

Spacious reception hall

Carpet, coved ceiling cornices, access hatch to loft storage space, large built-in store cupboard, radiator, door-entry system, built-in airing cupboard, door to

Living room

A light and airy room with carpet, 2 radiators, coved ceiling, window to front enjoying a pleasant outlook, double-glazed double doors with side panels opening to a Juliet balcony to the rear.

Kitchen/breakfast room

Comprising single drainer sink unit with mixer tap, range of wall and base cupboards, ample worksurfaces with splashbacks, wall mounted gas central heating boiler, built-in dishwasher, fridge/freezer and single oven with 4-ring gas hob, splashback and cooker hood, window enjoying a pleasant outlook, integrated washing machine, radiator, vinyl flooring, space for small breakfast table, recessed spotlighting and display shelving.

Bedroom 1

Carpet, radiator, built-in double wardrobe with sliding doors, window with blinds enjoying a pleasant outlook, door to En-suite shower room having suite comprising shower cubicle with glazed folding screen, low flush WC and wash hand basin with shaver socket over, radiator, vinyl flooring, window, recessed spotlighting, extractor fan.

Bedroom 2

Carpet, radiator, window to rear

Bathroom

Suite comprising bath with shower attachment over, low flush WC and pedestal wash hand basin, tiled display shelf, radiator, window, recessed spotlighting, extractor fan, vinyl flooring.

Outside

There is a small communal garden to the rear with drive to the front providing off-road parking facilities for one vehicle, leading to the Garage with up-and-over door, power and light points, ample storage space, personal door to the rear.

Services

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

Outgoings

Council tax band B, payable 2024/25 £1794.59. Water and drainage - metered supply.

Directions

Proceed south out of Hereford on the A49 Ross Road and after passing the Broadleys public house turn left at the traffic lights onto Bullingham Lane. At the mini-roundabout turn right and then just before the next mini-roundabout Peacocks Field Walk is on your left-hand side.

Viewing

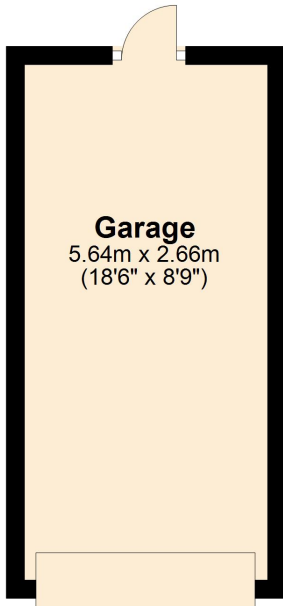
Strictly by prior appointment through the Agent, Flint & Cook, 01432 355455.

Money laundering regulations

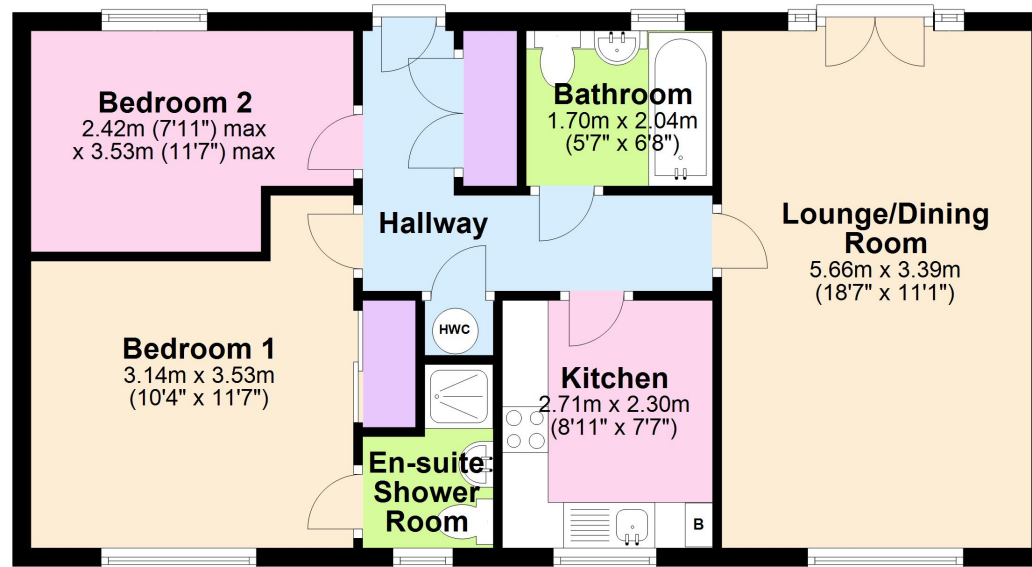
Prospective purchasers are required to provide address verification, identification and proof of funds at the time of making an offer.



Garage
Approx. 0.0 sq. metres (0.0 sq. feet)



Floor Plan
Approx. 62.0 sq. metres (666.9 sq. feet)



Total area: approx. 62.0 sq. metres (666.9 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

4 Peacocks Field Walk, Hereford

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		77	79
(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				