

FOR
SALE



20 Blakemore Close, Hereford HR2 7HZ

£90,500 - Leasehold

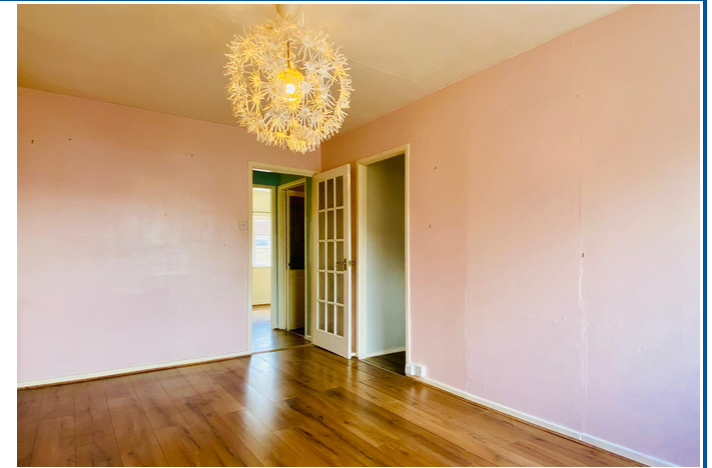
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

A first floor flat in popular residential location with one bedroom, lounge, kitchen, bathroom, double glazing, electric heating, allocated parking, garden.

POINTS OF INTEREST

- *First floor flat*
- *1.5 miles from the City centre*
- *Allocated parking & gardens*
- *NO ONWARD CHAIN*
- *Electric heating*
- *Double glazing*
- *Viewing advised*
- *Close to amenities*



ROOM DESCRIPTIONS

Entrance door leads into the

Entrance Hall

With electric heater, fuse board, fitted carpet and staircase leading to the first floor.

Landing

With door leading into the

Hallway

Wooden flooring, electric heater, loft hatch, smoke alarm and door to the

Living Room

Wooden flooring, 2 electric heaters, double glazed window and opening into the

Kitchen

Vinyl flooring, matching wall and base units with ample worksurfaces, single sink with mixer tap over, 4-ring electric hob and electric oven, tiled splashbacks, double glazed window, pantry-style cupboard, under-counter space for fridge and washing machine.

Bedroom

Wooden flooring, electric heater, double glazed window and built-in wardrobes and cupboard space.

Bathroom

Suite comprising panelled bath with electric shower over, low level WC, pedestal wash hand-basin, vinyl flooring extractor fan.

Outside

The property has the benefit of allocated parking and use of a rear garden.

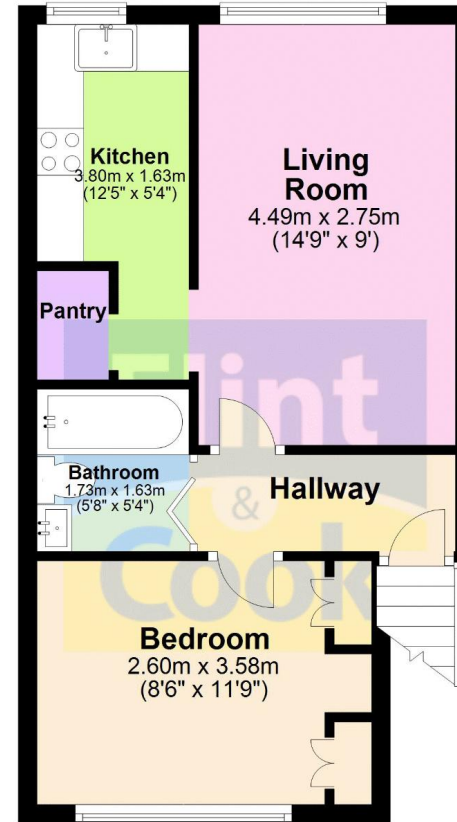
Tenure & Possession

Leasehold with 141 years remaining.

Service charge and Ground rent payable £200 per annum – vacant possession on completion.

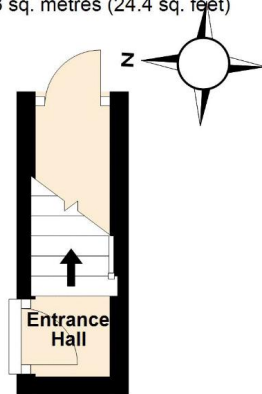
First Floor

Approx. 34.8 sq. metres (374.9 sq. feet)



Ground Floor

Approx. 2.3 sq. metres (24.4 sq. feet)



Total area: approx. 37.1 sq. metres (399.2 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+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	60	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	