



DIRECTIONS

From Hereford proceed towards Worcester on the A4103 and just before Aylestone Hill turn left into Barrs Court Road and then before the mini roundabout turn left into Huskinson Drive and the apartment block is located on the right hand side towards the end of the cul-de-sac in a tucked away position. The property will be indicated by the Stooke Hill and Walshe 'For Sale' board. For those who use what3words: ///paths.chin.crown



GENERAL INFORMATION

Tenure

Leasehold, with remaining term of 102 years.

Services

All mains services are connected to the property.

Outgoings

Council tax band 'A'. Current service charge is £85 pcm.

Viewing

By appointment through the Agents:
Hereford Office
8 King Street
Hereford, HR4 9BW
T: 01432 343477
E: hereford@shandw.co.uk

Ledbury Office
14 The Homend
Ledbury, HR8 1BT
T: 01531 631177
E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm
FRI 9.00 am - 5.00 pm
SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

37 Huskinson Drive
Hereford HR1 1DB

£155,000



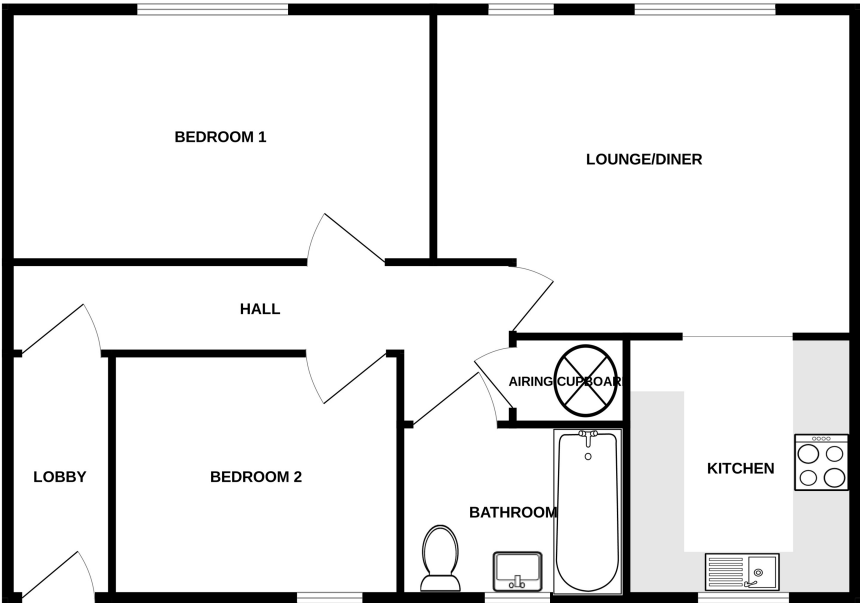
• A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • Ground Floor Apartment • Newly Decorated Throughout • Fast Broadband • NO ONWARD CHAIN

Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR



OVERVIEW

This spacious two bedroom ground floor apartment, which has been newly decorated throughout, benefits from: allocated off road parking, with visitor parking available, superfast broadband, an intercom system, a lounge/diner, a kitchen, two bedrooms, and a bathroom. This property is being sold with no onward chain. Located within walking distance to Hereford City centre, approximately 1.5 miles northeast of the city, this property is ideal for a family or investment purposes, with amenities near-by to include takeaway, shops/post office, one stop store, train station, hospital, colleges, schools and for those who require it, a bus service to the City itself.

INSIDE LOBBY

The lobby comprises of: entry via a communal doorway, a ceiling light point; laminate flooring; a coat rack; the electrical consumer unit, and a further fire door leading to the hall of the apartment.

HALL

The hall comprises of: an electric storage

heater; a ceiling light point; laminate flooring; a telephone point; an intercom; an airing cupboard with a modern electric water heater with a pressure cylinder, as well as storage shelving; and, a door leading to the lounge/diner.

LOUNGE/DINER

4.1m x 4.2m (13' 5" x 13' 9") - MAXIMUM MEASUREMENT.

The lounge/diner comprises of: a newly fitted carpet flooring; a ceiling light point; a telephone point; two double glazed windows to the rear elevation, overlooking lawn spaces and shrubbery; a wealth of power sockets; a newly fitted Rointe electric heater with thermostat control, and an opening through to the kitchen.

KITCHEN

2.25m x 2.45m (7' 5" x 8' 0")

The kitchen comprises of: tiled flooring; a ceiling light point, a fitted kitchen with wall units, and base units with roll top work surfaces over; a stainless steel sink and drainer with one bowl as well as hot and cold taps over; splash tiling surrounding the work surfaces; a brand new electric Hoover oven; Whirlpool four ring hob with Whirlpool cooker

hood over; space and plumbing for a washing machine; space for a fridge freezer; an under cupboard fan heater at floor level, and a double glazed window to the front elevation.

BEDROOM ONE

3m x 3.9m (9' 10" x 12' 10")

Bedroom one comprises of: newly fitted carpet flooring; a ceiling light point; a double glazed window to the rear elevation; an electric heater with thermostat control; a television point; a telephone point, and power points.

BEDROOM TWO

2.5m x 2.5m (8' 2" x 8' 2")

Bedroom two comprises of: newly fitted carpet flooring; a ceiling light point; a double glazed window to the front elevation; an electric heater with thermostat control, and power points.

BATHROOM

The bathroom comprises of: newly fitted lino flooring;a ceiling light point; a recently installed Vent-Axia Silent Humidistat extractor fan; an electric fan heater; a newly fitted Flomasta electric towel radiator with an adjustable thermostat; a low level WC; a

wash hand basin with chrome hot and cold taps over; a fitted bath with hot and cold taps over, as well an electric shower, and glass swivel screen; fully tiled walls surrounding the bath; a double glazed window with obscure glass to the front elevation, and a wall-mounted vanity cabinet with an integral mirror.

OUTSIDE

OUTDOOR SPACE

The outdoor space includes, a storage cupboard for bikes, allocated off-road parking, with visitor parking available too.



Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

At a glance...

- ✓ LOUNGE/DINER: 4.1m x 4.2m (13' 5" x 13' 9")
- ✓ KITCHEN: 2.25m x 2.45m (7' 5" x 8' 0")
- ✓ BEDROOM ONE: 3m x 3.9m (9' 10" x 12' 10")
- ✓ BEDROOM TWO: 2.5m x 2.5m (8' 2" x 8' 2")

And there's more...

- ✓ Close to local amenities
- ✓ Popular residential area
- ✓ Walking distance to train station, colleges, hospital