

FOR
SALE



5 Tristram Court, Hampton Park, Hereford HR1 1RZ

£195,000 - Freehold

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

PROPERTY SUMMARY

A modern end-terraced property located in a prime residential area about a mile and a half northeast of the Cathedral City of Hereford. Local amenities include a bus service, doctors surgery, various shops, churches, public house, primary schools and the property is also in the catchment area for Bishops secondary school. The property, which is offered For Sale with no onward chain, has gas central heating and replacement double-glazing, and is ideal for investment, first-time buyers or retirement and briefly comprises: porch, entrance hall, kitchen, living room, bedroom, large bathroom with shower, enclosed garden and excellent off-road parking.

POINTS OF INTEREST

- *Popular residential area*
- *1 Bedroom*
- *Gas central heating and double glazing*
- *Enclosed rear garden*
- *Ample off-road parking*
- *No onward chain*
- *Ideal investment property*



ROOM DESCRIPTIONS

Partially glazed uPVC entrance door into the Entrance Hall

Wood-effect flooring, radiator and door to the

Kitchen

Wood-effect flooring, window to the front aspect, range of wall and base units with wood-effect worksurfaces with sink and drainer, integrated 4-ring electric hob with integrated single electric fan oven, microwave and extractor hood, space for washing machine.

A door from the Entrance Hall leads to the Living Room

Fitted carpet, 2 windows, partially glazed uPVC rear door, radiator, understairs store cupboard.

Staircase from the Living Room leads to the

First Floor Landing

Fitted carpet, radiator and door to a large storage cupboard with hanging rail and the wall mounted gas fired central heating combination boiler.

Bedroom

Fitted carpet, 1 double built-in wardrobe and further built-in store cupboard, radiator, window to the rear aspect, access hatch to loft space.

Shower Room

Tile-effect flooring, shower cubicle with sliding doors and wall mounted electric shower, wash hand-basin, panelled bath with mixer shower over, WC, window to front aspect and upright ladder style towel radiator.

Outside

The rear garden is paved and laid with stone chippings and there is a decked area providing the perfect suntrap. Outside storage space. Useful side gate. Outside tap. The front of the property is approached by a paved path between a large wrap-around lawn and there is a large parking area to the side.

Services

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

Outgoings

Council tax band A - payable 2023/24 £1468.24
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

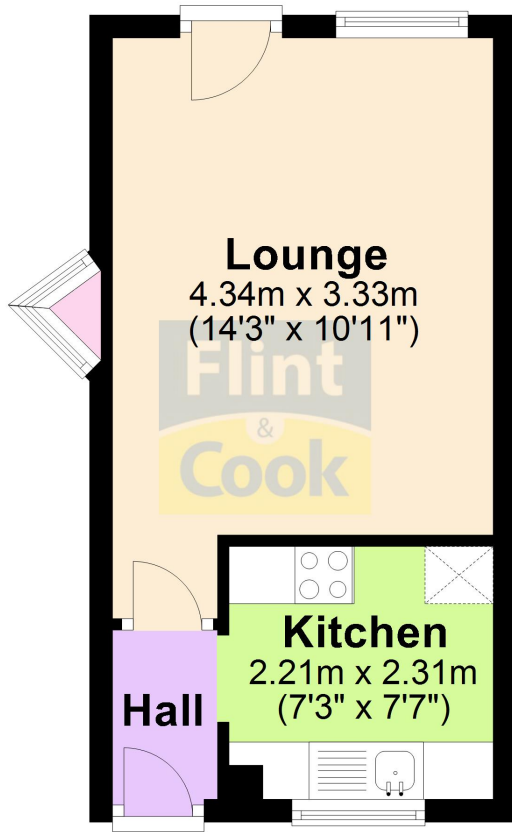
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - marble.flips.paying

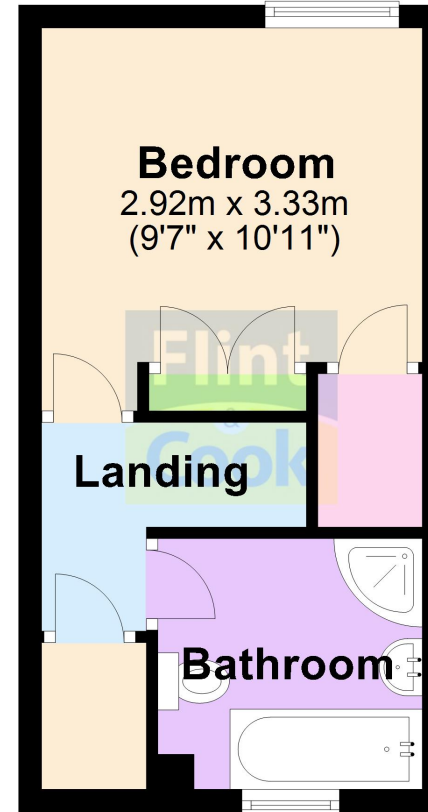
Ground Floor

Approx. 22.1 sq. metres (238.2 sq. feet)



First Floor

Approx. 22.1 sq. metres (238.2 sq. feet)



Total area: approx. 44.3 sq. metres (476.4 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		