

FOR
SALE



16 Ripon Walk, Bobblestock, Hereford HR4 9UF

£190,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, an immaculately presented 2 bedroom mid-terraced house offering ideal first-time buyer/investor accommodation. The property has the added benefit of a modern kitchen and bathroom, electric heating, double glazing, allocated parking and we highly recommend an internal inspection.

POINTS OF INTEREST

- *2 Bedroom mid-terraced house*
- *Popular residential location*
- *Immaculately presented throughout*
- *Ideal first time buyer/ investor accommodation*
- *Must be viewed!*



ROOM DESCRIPTIONS

Canopy Porch

With uPVC entrance door leading into the

Lounge/Dining Room

Wooden laminate flooring, electric heater, double glazed window to the front aspect, contemporary wood panelling, carpeted stairs leading to the first floor, smoke alarm and door leading into the

Modern Kitchen

Fitted with matching wall and base units, ample worksurfaces, 4-ring electric hob and electric oven, 1½ bowl sink and drainer unit with tiled splashback, under-counter space for washing machine, integrated fridge, integrated slimline dishwasher, double glazed window and double glazed door leading out to the rear garden.

Landing

Fitted carpet, ceiling light point and doors to

Bedroom 1

Wooden laminate flooring, electric heater, double glazed window to the front aspect, built-in airing cupboard housing the hot water cylinder and built-on double wardrobe with fitted rail and wooden shelving.

Bedroom 2

Wooden laminate flooring, electric heater, double glazed window to the rear aspect.

Bathroom

White suite comprising panelled bath with electric rainfall showerhead over, pedestal wash hand-basin, low flush WC, tiled floor and fully tiled surround, opaque double glazed window to the rear aspect, extractor and heated towel rail.

Outside

To the front of the property there is a concrete paved pathway leading to the front entrance door and the remainder of the front garden is laid to stone for easy maintenance. To the rear there is a low maintenance rear garden with a raised composite decked area - perfect for entertaining with a stone border leading onto a further patio area. There is a large timber storage shed, outside power point, outside tap and rear access gate leading to the allocated parking. The garden is enclosed by fencing to maintain privacy.

Services

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations). Electric heating.

Outgoings

Council tax band A - payable 2024/25 £1538.23

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

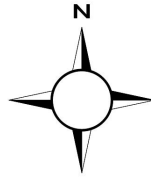
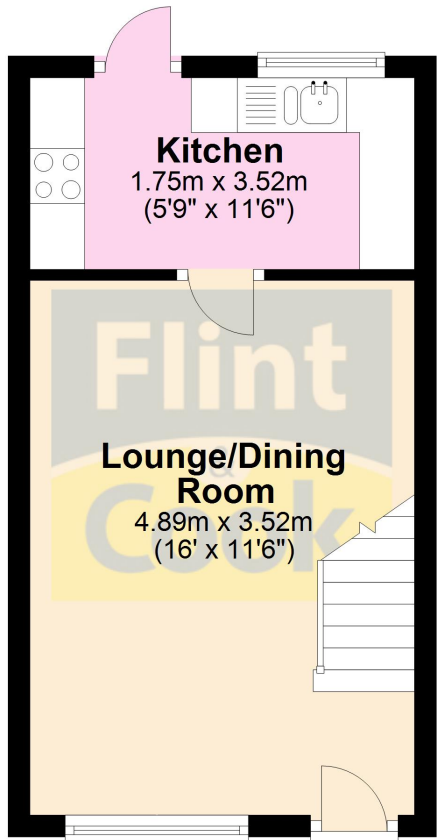
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

Proceed west out of Hereford City centre along Whitecross Road and take the 3rd exit at the Monument roundabout onto Three Elms Road. Continue along Three Elms Road, then take the right hand turning onto Sandown Drive. Continue along Sandown Drive and, on reaching the T-junction, turn right onto Kempton Avenue and then take the 1st right onto Fakenham Drive and then take the 1st right at the T-junction which leads to the rear of the property and the allocated parking, as indicated by the Agent's FOR SALE board. What3words - snow.fake.poetic

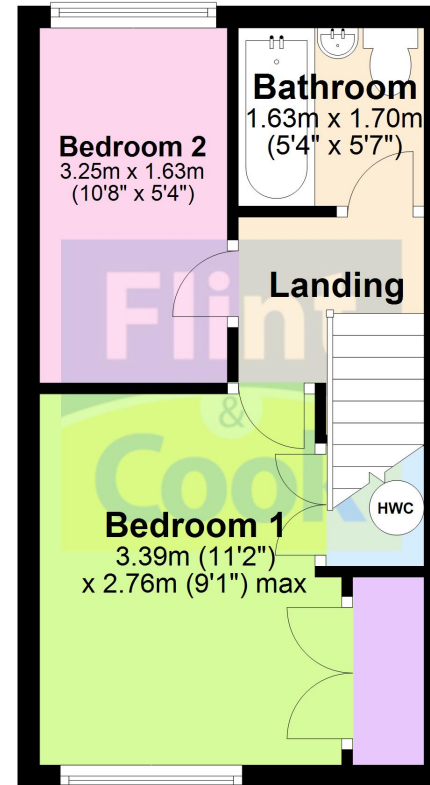
Ground Floor

Approx. 23.7 sq. metres (255.1 sq. feet)



First Floor

Approx. 23.4 sq. metres (251.9 sq. feet)



Total area: approx. 47.1 sq. metres (507.0 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		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			