

FOR  
SALE



28 Closure Place, Peterchurch, Hereford HR2 0RS

£105,000 - Leasehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## PROPERTY SUMMARY

Situated In this popular village location south of Hereford City, a two double bedroom ground floor flat offering ideal first time buyer/ investor accommodation and being sold with the added benefit of no onward chain. The property benefits from double glazing, air source heating with smart controlled electric boiler, two good sized bedrooms, modern kitchen & a spacious lounge/dining room.

The village of Peterchurch offers a range of amenities including primary & secondary schools, village shop/ post office, restaurant and village pub, village hall, church, doctors surgery and fantastic countryside walks. A short distance away is the City of Hereford offering a further range of amenities and transport links.

## POINTS OF INTEREST

- *Popular Herefordshire Village*
- *Two bedroom ground floor flat*
- *Ideal first time buyer/ investor accommodation*
- *No onward chain!*
- *Electric heating & double glazing*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Ground floor

With entrance door leading into a communal hallway with entrance door to no.28

### Entrance hall

With fitted carpet, ceiling light point, radiator, 4 useful storage cupboards, one housing the electric fuse box, electric boiler and coat storage, the remaining three cupboards have fitted wooden shelving, doors then lead to

### Lounge/dining room

A large light and airy space with dual aspect double glazed windows to the front and rear aspects, ample space for both living and dining, fitted carpet, two radiator, two ceiling light points.

### Kitchen

A modern fitted kitchen with fitted base units, ample work surface space over, single stainless steel sink and mini drainer, 4 ring induction hob, electric oven and extractor hood over, under counter space for washing machine and slimline dishwasher, fitted wooden shelving, useful pantry cupboard with light and shelving, vinyl flooring and double glazed window with view across to the church.

### Bedroom 1

With fitted carpet, ceiling light point, radiator, large double glazed window with fitted blind, double built in wardrobe with opening doors and two further open wardrobe spaces.

### Bedroom 2

With fitted carpet, ceiling light point, electric radiator and large double glazed window with fitted blind.

### Bathroom

Three piece white suite comprising panelled bath with tiled part surround and mains fitting shower head over, wash hand basin, low flush w/c, heated towel rail and double glazed window.

### Outside

To the front ample communal parking with a pathway leading to the communal entrance door with lawned borders. To the rear a paved area with drying airers and private brick built store.

### Tenure

The property is Leasehold, a 125 year lease commenced in 1988.  
Service charge is £50pcm (paid to connexus).

### Services

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

### Outgoings-

Superfast Broadband - 80mbps

Download 20mbps Upload - Source Ofcom

Council Tax - Band A

Water and drainage rates are payable.

### Viewings-

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations-

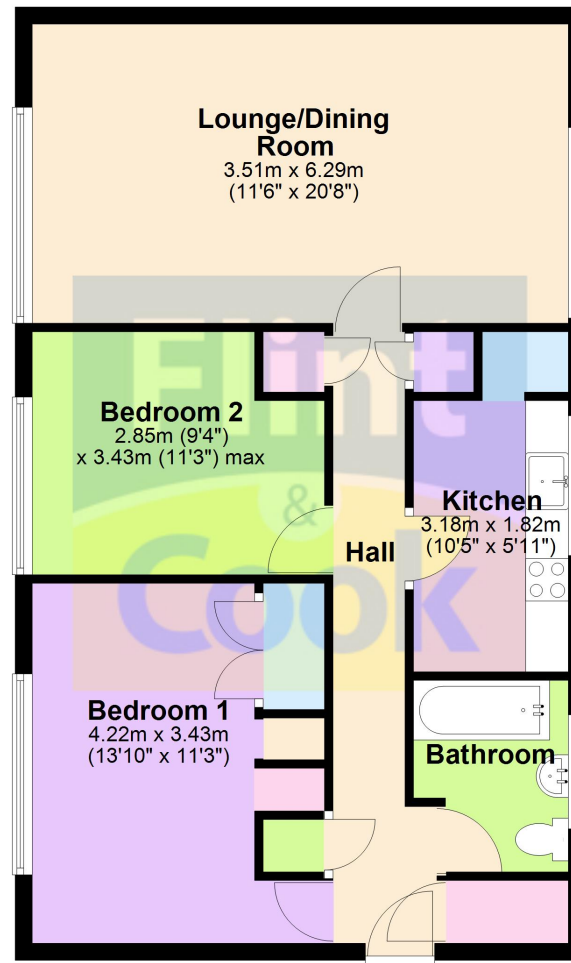
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Directions

From Hereford proceed on the A465 Belmont Road, at the roundabout take the second exit continuing onto the Abergavenny Road. At locks Garage turn right onto the onto the B4348, proceed through the village of Kingstone and on into the village of Peterchurch, upon entering the village take the left hand turn signposted for Closure Place and then proceed to the end of the cul-de-sac and the property is situated immediately in front of you.

## Ground Floor

Approx. 67.9 sq. metres (730.8 sq. feet)



Total area: approx. 67.9 sq. metres (730.8 sq. feet)

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](http://www.flintandcook.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	59	72
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		