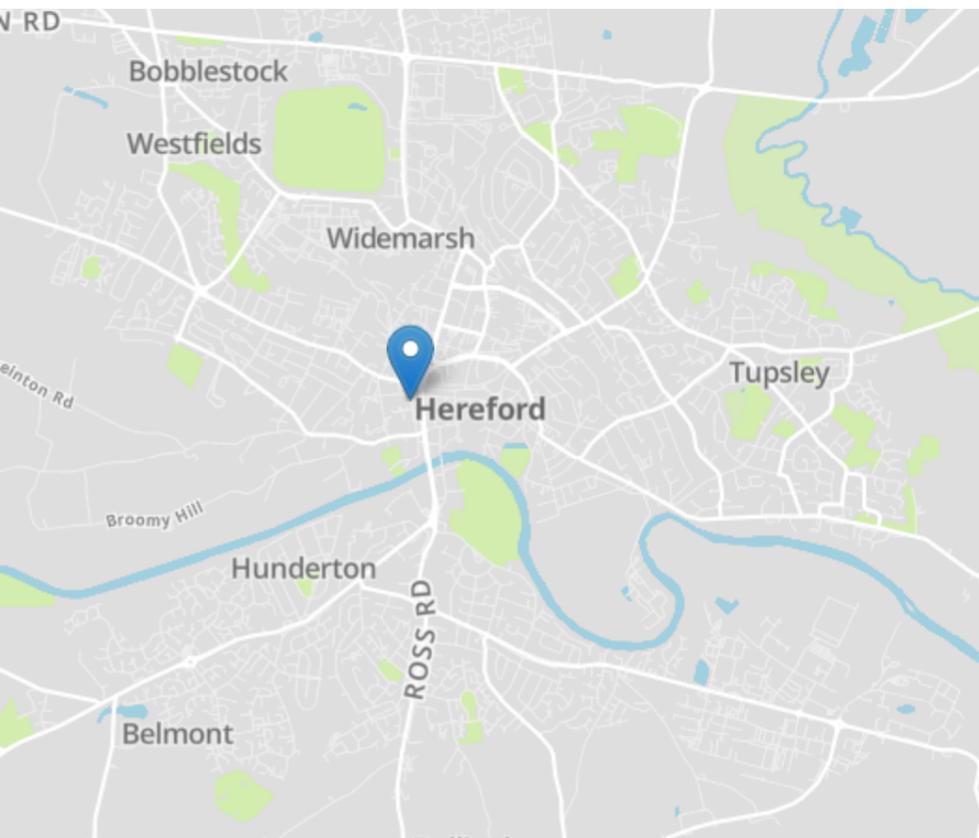


**DIRECTIONS**

From Hereford City, proceed West onto Barton Road, from which you turn right onto Friars Street, continue down Friars Street and then turn left onto Mundi Court. The property will be advertised by the Stooke Hill and Walshe 'For Sale' board. For those who use what3words: ///fruit.outfit.grid



**GENERAL INFORMATION**

**Tenure**

Leasehold. Remaining term: 240 Years

**Services**

All mains services are connected to the property.

**Outgoings**

Council tax band 'A'

**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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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.

11 Mundi Court, Friars Street  
Hereford HR4 0DA

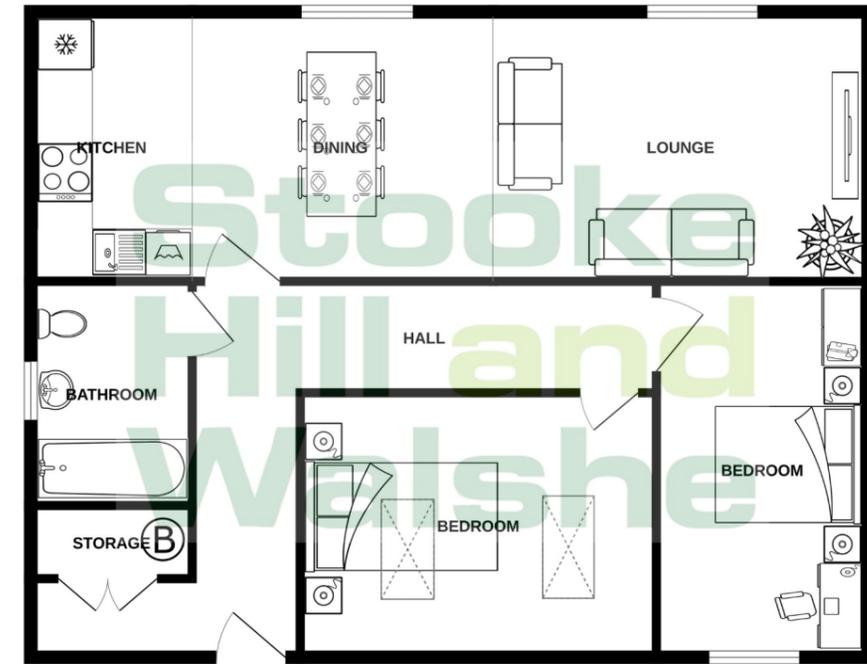
**£160,000**



• A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

Hereford 01432 343477

Ledbury 01531 631177



**A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL**

## OVERVIEW

Conveniently positioned on the fringe of Hereford City Centre. This two bedroom, second floor apartment briefly comprises: an open plan kitchen/living/dining space, a bathroom, two generously sized bedrooms and an allocated off road parking space. Pleasantly presented throughout, it makes the perfect opportunity for first time buyers & investment. Close to the property there are a range of everyday amenities including various schools, choice of supermarkets, church and public house. The great Western way is a nearby walk giving access to various parts of Hereford city and is ideal for those who enjoy walking or alternatively cycling.

There is an allocated parking space. On the ground floor in the communal area, the

electrical meter, stop cock, etc., for the flat are within a cupboard in this space.

## THE FLAT

### ENTRANCE HALL

The entrance hall comprises of: carpet flooring; two ceiling light points; the electrical consumer unit; the intercom system, double doors into a storage cupboard, which houses the electric emersion heater & hot water pressure tank; power points, and a loft access.

### OPEN PLAN KITCHEN/LIVING/DINING SPACE

TOTAL MEASUREMENT: 8.25m x 4.8m (27' 1" x 15' 9") - MAXIMUM MEASUREMENT

The kitchen area comprises of: lino flooring; fitted wall units; roll top work surfaces over fitted base units; a CANDY electric oven, four ring hob, and cooker hood; a stainless steel

sink and drainer with one bowl and a chrome mixer tap over; space for a fridge-freezer; power points, and a ceiling light point.

The living/dining space comprises of: carpet flooring; two sets of Juliet-style double glazed doors opening out over Friar Street; a ceiling light point; two Economy 7 electric storage heaters, and a media wall.

### BEDROOM ONE

3.625m x 2.79m (11' 11" x 9' 2")  
Bedroom one comprises of: carpet flooring; a ceiling light point; two double glazed velux windows with internal blinds; Economy 7 electric storage heater; power points, and a television point.

### BEDROOM TWO

4.85m x 2.6m (15' 11" x 8' 6")  
Bedroom two comprises of: carpet flooring; Juliet-style double glazed doors overlooking the rear car park and adjacent properties; a

telephone point; power points, and a television point.

### BATHROOM

The bathroom comprises of: tiled flooring; an electric towel radiator; a low level W/C; a wash hand basin with a chrome mixer tap over; a double glazed window to the side elevation with obscure glass; an extractor fan to the ceiling; and, a good sized bath with a chrome mixer tap over, as well as a shower unit over.



## 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...

- OPEN PLAN KITCHEN/LIVING/DINING SPACE: 8.25m x 4.8m (27' 1" x 15' 9") - MAX. MEASUREMENT
- BEDROOM ONE: 3.625m x 2.79m (11' 11" x 9' 2")
- BEDROOM TWO: 4.85m x 2.6m (15' 11" x 8' 6")

## And there's more...

- Allocated parking
- Walking distance to the city
- Nearby range of amenities