

FOR
SALE



4a Kingsway, Hereford HR1 1HA

£149,950 - Leasehold

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

PROPERTY SUMMARY

Situated in this convenient and popular residential location a short walk from Hereford City Centre, County Hospital and further education colleges is this first floor two bedroom flat being sold with the added benefit of no onward chain. The property comprises two bedrooms, spacious lounge/dining room, fitted kitchen & bathroom. The property also benefits from off road parking a private garden space. A viewing is highly recommended.

POINTS OF INTEREST

- *First floor*
- *Convenient & popular residential location*
- *No onward chain!*
- *Two bedrooms*
- *Off road parking & enclosed rear garden*
- *Ideal first time buyer/ investor accommodation*



ROOM DESCRIPTIONS

Ground floor

With entrance door leading into

Entrance hall

With ceiling light point and carpeted stairs leading up, double glazed window, electric heater and leading into

Landing

With fitted carpet, gas central heating thermostat, ceiling light point, radiator, loft hatch, storage cupboard housing the fuse board and doors to

Living/dining room

With fitted carpet, two ceiling light points, two wall lights, two radiators, two double glazed windows with fitted blinds, fitted tv unit with cupboard space below, ample space for both living and dining and opening into

Kitchen

Fitted with matching wall and base units, ample work surfaces, 1 1/2 bowl stainless steel sink and drainer unit, integrated appliances to include, 4 ring electric hob, with extractor over and oven below, integrated washing machine, dishwasher, larder fridge and freezer, wall mounted gas central heating boiler, tiled splash backs, double glazed window with fitted blinds and radiator.

Bedroom 1

With fitted carpet, ceiling light point, radiator, double glazed window with fitted blind and two wall mounted bedside tables.

Bedroom 2

With fitted carpet, radiator, double glazed window with fitted blind, ceiling light point and built in cupboard.

Bathroom

Three piece suite comprising panelled bath with mains fitment shower over, pedestal wash hand basin, low flush w/c, heated towel rail, double glazed window and vinyl flooring.

Outside

To the front, one off road parking space with shared visitor space, a side access path leads to the rear garden which is laid to lawn enclosed by hedging and fencing. There's a small outside storage cupboard under the stairs.

Directions

Proceed north out of Hereford along Edgar Street, at the roundabout take the third exit right onto Newtown Road and then at the next roundabout take the first exit left heading over the bridge, taking the first exit left at the roundabout and the immediate left turn onto Kingsway and the property is situated immediately on the right hand side.

Agents note

The property is leasehold and the lease is granted for a term of 999 years from and including 29th September 2022 to September 3021. The property owns a 50% share of the freehold.

Services

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

Outgoings-

Council tax band A - £1619.24 for 2025/2026

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

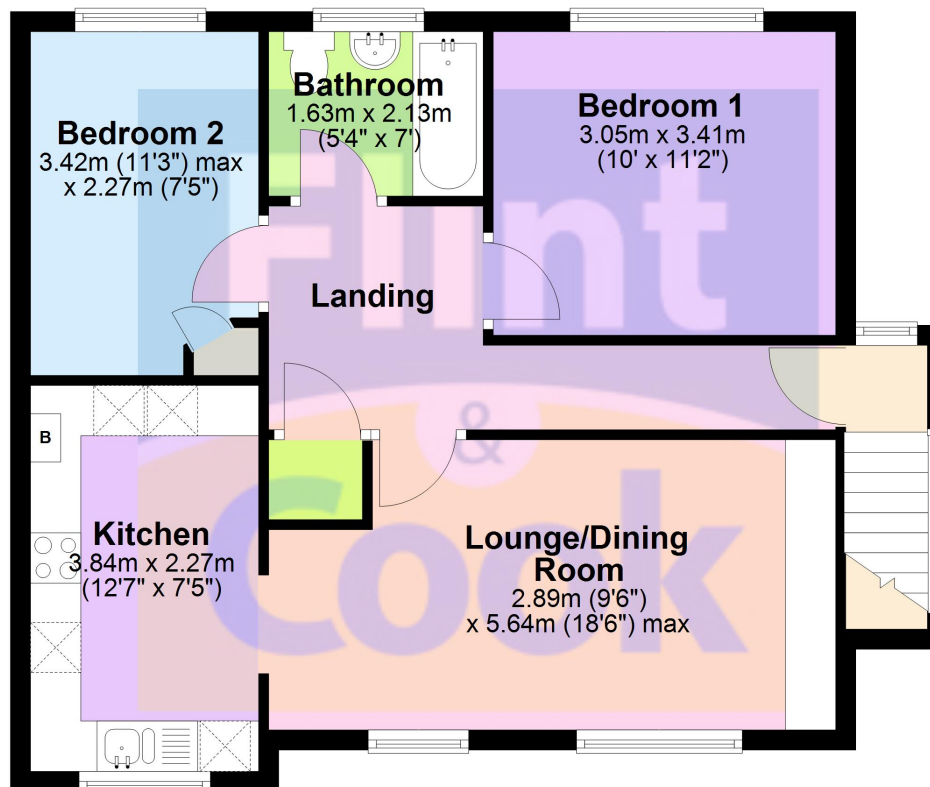
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations-

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

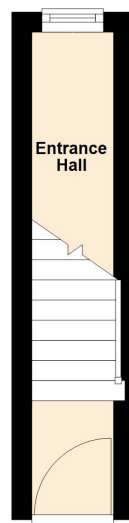
First Floor

Approx. 59.2 sq. metres (637.1 sq. feet)



Ground Floor

Approx. 3.8 sq. metres (40.6 sq. feet)



Total area: approx. 63.0 sq. metres (677.7 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		