

FOR
SALE



7 Campbell Road, Venns Park, Hereford HR1 1AD

£167,500 - Leasehold

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

PROPERTY SUMMARY

Peacefully situated in this highly sought after location, a spacious 2 bedroom ground floor apartment offering ideal first time buyer or retirement accommodation. The property which is offered for sale with no onward chain has the added benefit of gas central heating, double glazing, an ensuite shower room, a private enclosed garden, allocated parking and we recommend an internal inspection.

POINTS OF INTEREST

- *Highly sought after location*
- *Spacious ground floor 2 bedroom apartment*
- *Ensuite shower room*
- *Allocated parking & private enclosed garden*
- *Ideal for first time buyer/retirement*
- *No onward chain*



ROOM DESCRIPTIONS

Communal Entrance hall

With entrance door through to the

Reception Hall

With tiled floor, radiator, central heating thermostat, large walk in store/cloaks cupboard and door to the

Kitchen

With 1 1/2 bowl sink unit and mixer tap over, a range of wall and base cupboards, work surfaces with splash backs, breakfast bar, radiator, tiled floor, built in oven with 4 ring gas hob, splash back and cooker hood over, double glazed side window with blind, wine rack, space and plumbing for washing machine, space for a refrigerator, wall mounted gas central heating boiler and open plan access to the

Living Room

With fitted carpet, 2 radiators, and a range of double glazed windows.

Bedroom 1

With fitted carpet, radiator, double glazed window to the rear, built in store cupboard, built in double wardrobe with mirrored sliding doors and door to the

Ensuite Shower Room

With suite comprising a large double shower with glazed sliding door, low flush WC, pedestal wash hand basin with tiled splashback and mirror with shaver socket over, tiled floor, double glazed window with blind, extractor fan and a radiator.

Bedroom 2

With fitted carpet, radiator, double glazed window to the side

Bathroom

With suite comprising a panelled bath with tiled surround, low flush WC, pedestal wash hand basin and tiled splash back, radiator, double glazed window with blind, extractor fan, recessed spotlighting.

Outside

The property benefits from an allocated parking space and private rear garden which is mainly laid to lawn and enclosed by fencing.

Agents Note

The property benefits from the remainder of a 999 year lease and a share of the freehold

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band B - £1,889 payable for 2025/2026

Water and drainage rates are payable.

Service Charge - TBC

Directions

Proceed north out of Hereford city along Commercial Road and continuing on to Aylestone Hill, at the top of the hill turn left at the mini roundabout onto Venns Lane. After approximately 1/2 a mile turn right into Campell Road.

Viewing Arrangements

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

Opening Hours

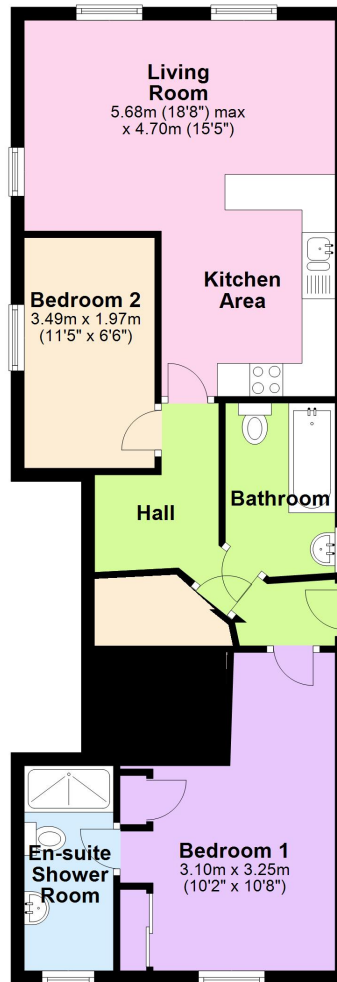
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Instructions

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

Ground Floor Approx. 62.5 sq. metres (672.4 sq. feet)



Total area: approx. 62.5 sq. metres (672.4 sq. feet)



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