

66 Fakenham Drive  
Hereford HR4 9UQ

**£90,000**



• A FULL VIRTUAL TOUR ON OUR WEBSITE AND OUR YOUTUBE CHANNEL • Ground floor studio apartment

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

## OVERVIEW

A ground floor, one bedroom studio property comprising; lounge/bedroom, kitchen/dining, inner hall for washing machine, and bathroom. Ideal first time buyer or investment. Situated in the popular residential area of Bobblestock, on the peripheral edge northwest of Hereford City, where there are a range of local amenities to include a doctors surgery, various shops, public house, chip shop, chemist, leisure centre, golf course and a regular bus service to and from the Hereford City Centre.

In more detail the property comprises:

Double glazed door at the front elevation leads to:

### Lounge/Bedroom

5.0m x 3.75m (16' 5" x 12' 4")

With carpet flooring, ceiling light point, 2 double glazed window to the front elevation, TV point, telephone point, and electric heater. Opening through to:

### Kitchen/Breakfast area

1.9m x 2.3m (6' 3" x 7' 7")

With lino flooring, modern kitchen comprising; roll top working surfaces over base units, wall units, stainless steel sink, drainer and mixer tap over, breakfast bar space for 2 stools, space for fridge/freezer, electrical consumer unit, electric cooker hood over electric 4 ring hob, Logik electric single oven beneath, and double glazed window to the front elevation.

### Inner Hall

With space and plumbing for washing machine, lino flooring, ceiling light point and storage cupboard housing the electrical immersion heater for hot water.

Sliding door opens to:

### Bathroom

With lino flooring, ceiling light point, electric shower over a bath, hot and cold tap, fully tiled surround, low level WC, and wash hand basin with chrome mixer tap over.

### OUTSIDE

The property has a small garden which is laid to lawn, dispersed shrubbery, hole in the ground specifically for a rotary clothes line, and there is one allocated parking space directly outside the front door.

### DIRECTIONS

From Hereford city proceed west onto Whitecross Road A438, at the roundabout take the 3rd exit onto Three Elms Road A4110, after approximately one mile turn right onto Sandown Drive, left onto Kempton Avenue, right onto Fakenham Drive, turn right keeping on Fakenham Drive and left onto the carpark where the property can be found on the left hand side as indicated by the Agents For Sale Board. For those who use 'What3words"///slurs.fade.finger

## GENERAL INFORMATION

### Tenure

Leasehold with 957 years remaining. £50. ground rent and service charge to include maintenance outside.

### 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](http://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

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12.30 pm

**Ground Floor**  
Approx. 25.9 sq. metres (278.6 sq. feet)



Total area: approx. 25.9 sq. metres (278.6 sq. feet)

This plan is for illustrative purposes only

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	82
EU Directive 2002/91/EC			

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