

FOR  
SALE



8 Old Fold Yard Court, Upper Sapey, Herefordshire WR6 6XZ

£220,000 - Leasehold

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## PROPERTY SUMMARY

This well planned modern semi-detached house is located in a small close of just 8 properties adjoining rolling north Herefordshire countryside in the village of Upper Sapey. There is a popular public house and Golf course nearby, post office/general stores in the nearby village of Clifton (3 miles), and further shopping, schooling and recreational amenities available in the historic town of Bromyard (6.5 miles). Upper Sapey is also well placed for access to the cathedral city of Worcester and the market town of Tenbury Wells.

The property is ideal for family occupation and has double-glazing throughout, oil-fired central heating, a breakfast-kitchen, 3 bedrooms, an enclosed rear garden and off-road parking. We recommend an internal inspection.

## POINTS OF INTEREST

- *Well planned semi-detached house*
- *Popular village location*
- *3 bedrooms, family bathroom*
- *Leasehold - 80 years remaining*
- *80% Share*
- *Adjoining countryside with lovely walks*
- *Landscaped rear garden*
- *Oil central heating, double-glazing*
- *Off-road parking*
- *Ideal for family or retirement*



## ROOM DESCRIPTIONS

### Entrance hall

Laminate flooring, staircase to first floor, useful pull-out understairs storage drawers, central heating thermostat, radiator, window.

### Breakfast-kitchen

Range of base and wall units with worksurfaces, stainless steel sink unit, small breakfast bar, space with plumbing for washing machine and dishwasher, space for electric cooker with cookerhood over, extractor, window to front, radiator, tile-effect floor.

### Cloakroom

Low flush WC, wash hand basin, radiator, window, vinyl floor covering.

### Living/dining room

Laminate flooring, useful storage unit with shelving and drawers, radiator, double-glazed door with 2 side windows to rear.

### Landing

Window to side, carpet, access hatch to loft space.

### Bedroom 1

Carpet, radiator, TV aerial point, window to front, useful storage unit with drawers, shelving and hanging rails.

### Bedroom 2

Carpet, radiator, window to rear.

### Bedroom 3

Carpet, radiator, window to rear.

### Family bathroom

Bath with Mira electric shower over, glass screen, low flush WC, pedestal wash basin with useful storage cupboard (not fitted),

### Outside

To the front of the property is a concreted hard-standing with brick-paved path to the front door with gravelled rockery border.

The path continues via a wooden gate, to the rear of the property. Immediately adjoining the house is a brick paved terrace with raised wooden-edged flowerbeds. Steps lead to a raised, paved garden area with outlook over woodland. The garden is enclosed by wooden fencing. Oil storage tank. Garden tap.

### Services

Mains water and electricity are connected. Oil-fired central heating. Private drainage system (shared with the 8 properties in the close).

### Outgoings

Council tax band C, payable 2024/25 £2023.33. Water rates - metered supply.

### Agent's note

The property is sold on an 80% share basis with a gross value of £275,000. The current rent and service charge is £182.90 per month, to include drainage, insurance and maintenance of the common areas.

Eligibility details to purchase the property are on the Platform Housing website.

### Directions

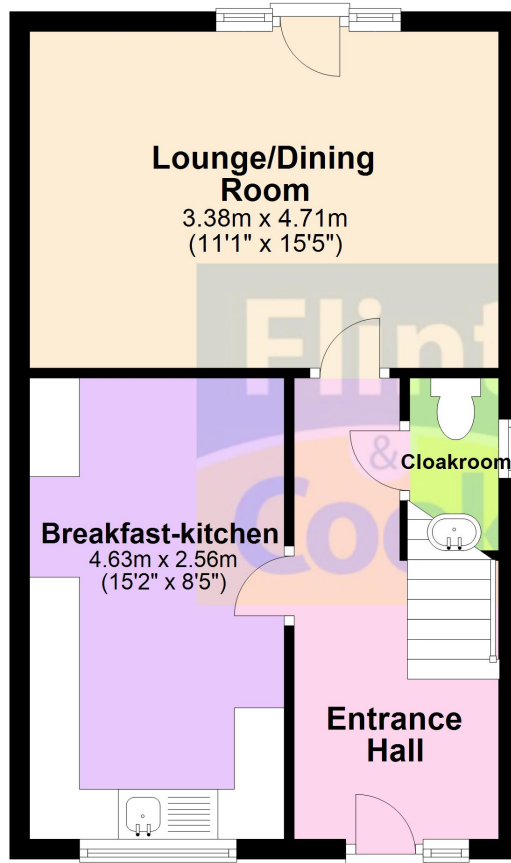
What3words ///durations.rental.return

### Money laundering regulations

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

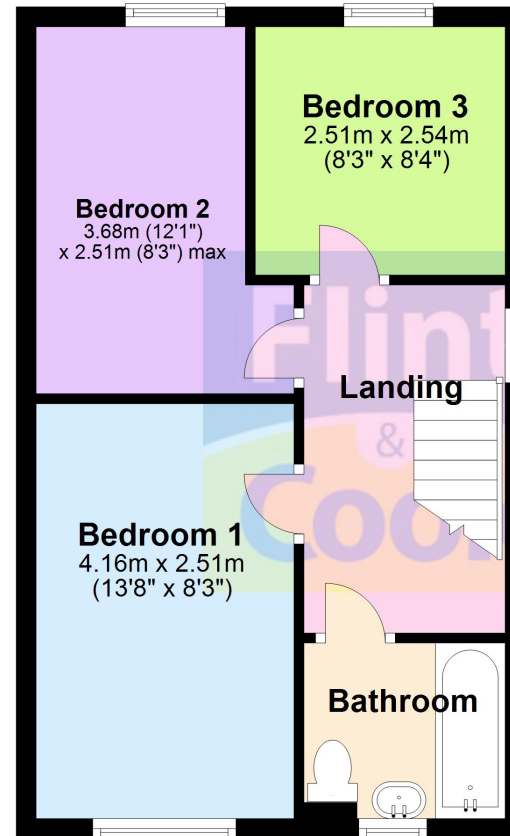
### Ground Floor

Approx. 38.2 sq. metres (410.8 sq. feet)



### First Floor

Approx. 37.2 sq. metres (400.9 sq. feet)



Total area: approx. 75.4 sq. metres (811.6 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	85
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(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		

