

FOR  
SALE



29 White House Way, Hereford HR1 1PX

£142,500 - Leasehold

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## PROPERTY SUMMARY

Situated in a popular residential location a spacious first-floor flat with 2 double bedrooms, gas central heating, double glazing, ideal for FTB or investment. No onward chain!

## POINTS OF INTEREST

- *Popular area*
- *First floor apartment*
- *2 Double bedrooms*
- *Gas central heating*
- *Ideal FTB or investment*
- *Double glazing*
- *Spacious accommodation*
- *No onward chain!*



## ROOM DESCRIPTIONS

### First floor

Communal landing area with UPVC door through to the entrance hall

### Entrance hall

A light and airy room with fitted carpet, 2 large double glazed windows, radiator, decorative wall, coved ceiling, range of lighting and fire surround with hearth and display mantle over, electric fire.

### Kitchen

Single drainage sink unit, with mixed tap over, range of wall and base cupboards, work surfaces with tiled splash back, vinyl flooring, double glazed window, free standing gas cooker, space and plumbing for washing machine, space for upright fridge and freezer, useful store cupboard with shelving, and further store cupboard, housing the gas central heating boiler.

### Inner hallway

Fitted carpet, access hatch to loft space and door to bedroom 1.

### Bedroom 1

Fitted carpet, radiator, double glazed window, coved ceiling and 2 built in double wardrobes.

### Bedroom 2

Fitted carpet, radiator, double glazed window, coved ceiling and built in double wardrobe.

### Bathroom

Suite comprising, panelled bath, with shower unit over, pedestal wash hand basin, low flush WC, ladder style towel rail radiator, double glazed window, wall mirror, tiled floor.

### Outside

### Agents note

There is approximately 83 years remaining on the lease and the current ground rent is £10 per annum, monthly service charge is £60.25 pcm.

### Services

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

### Outgoings

Council tax band A, payable 2024/25 £1538.23 . Water and drainage rates are payable.

### Viewings

Strictly by appointment through the Agent, Flint & Cook, 01432 355 455.

### Directions

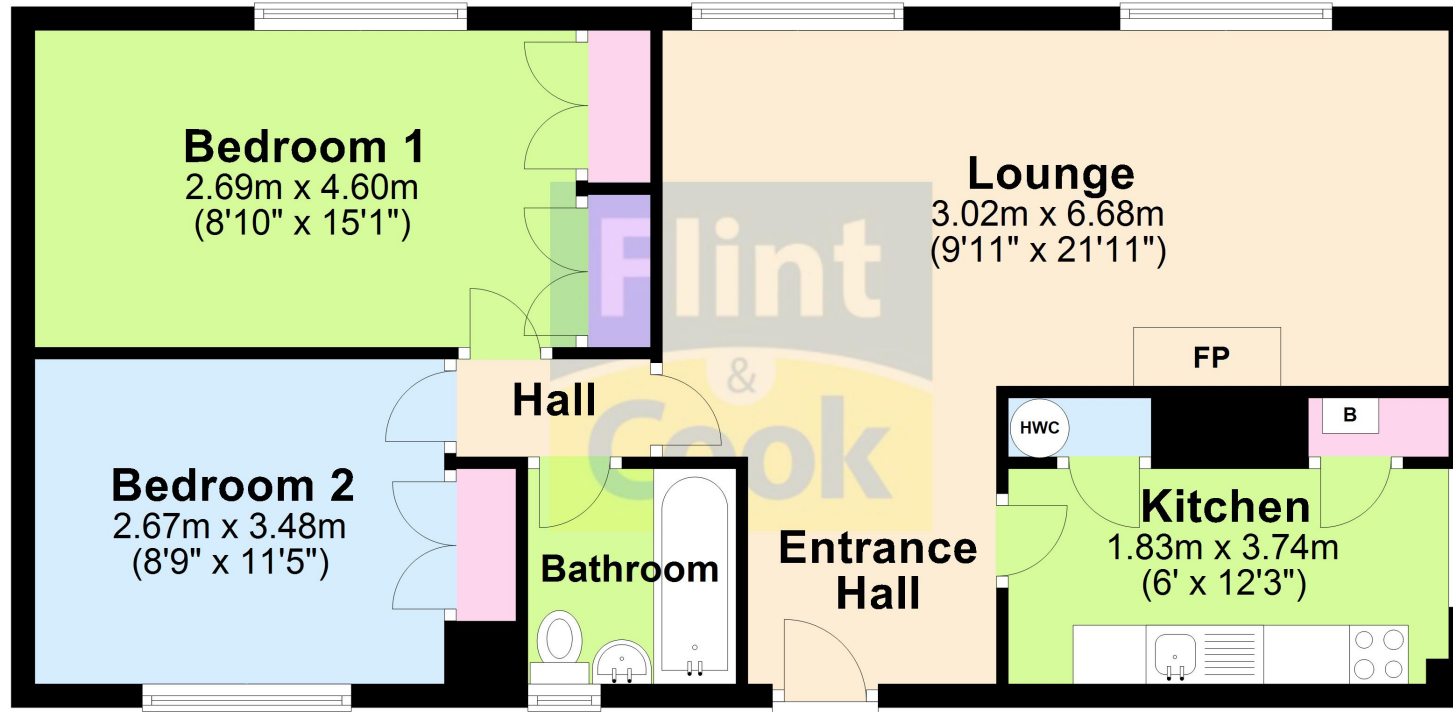
Proceed north out of Hereford City, along Commercial Road, crossing over the railway bridge onto Aylestone Hill. On top of the hill, turn right over the mini roundabout, onto Folly Lane, first left onto Whittern Way, and after approximately 1 mile, turn right into Whitehouse Way.

### Money laundering regulations

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

## First Floor

Approx. 66.3 sq. metres (713.8 sq. feet)



Total area: approx. 66.3 sq. metres (713.8 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>		
(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		71	72