

FOR
SALE



6 Ascot Close, Bobblestock, Hereford HR4 9LY

£175,000 - Freehold

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

PROPERTY SUMMARY

Occupying a peaceful cul-de-sac position in this popular residential location, a mid-terraced house offering ideal first-time buyer/investment accommodation.

The property, which is offered for sale with no onward chain, has the added benefit of 2 double bedrooms and we recommend an internal inspection.

POINTS OF INTEREST

- *Outskirts of the City*
- *Spacious mid-terraced house*
- *2 good-size bedrooms*
- *Ideal for first time buyers*
- *Requires some modernisation*
- *No onward chain*



ROOM DESCRIPTIONS

Ground floor

Recessed entrance porch

Meter/store cupboard, entrance door to

Entrance hall

Matwell, carpeted staircase to first floor, coathooks, glazed panelled double doors to the

Living room

Carpet, night storage heater, double-glazed box window to front, glazed panelled door to the

Kitchen

Single drainer sink unit with mixer tap over, range of wall and base cupboards, worksurfaces, tiled floor, double-glazed window, space for appliances, door to the rear garden.

First floor Landing

Night storage heater, carpet, access hatch to loft space, door to

Bedroom 1

Double-glazed window to rear.

Bedroom 2

Double-glazed window to front, recess ideal for wardrobes, built-in airing cupboard.

Bathroom

Suite comprising panelled bath with hand grips, shower unit over and tiled wall surround, pedestal wash hand basin and low flush WC, extractor fan.

Outside

To the front of the property there is a small garden and paved pathway leading to the front entrance door.

To the immediate rear of the property there is paved patio area leading on to the remainder of the garden, which is laid with chippings for easy maintenance, enclosed by fencing and with rear access gate.

The parking spaces are situated close by.

Services

Mains water, drainage and electricity are connected. Night storage heating.

Outgoings

Council tax band B, payable 2024/25 £1794.59. Water and drainage - metered supply.

Viewing

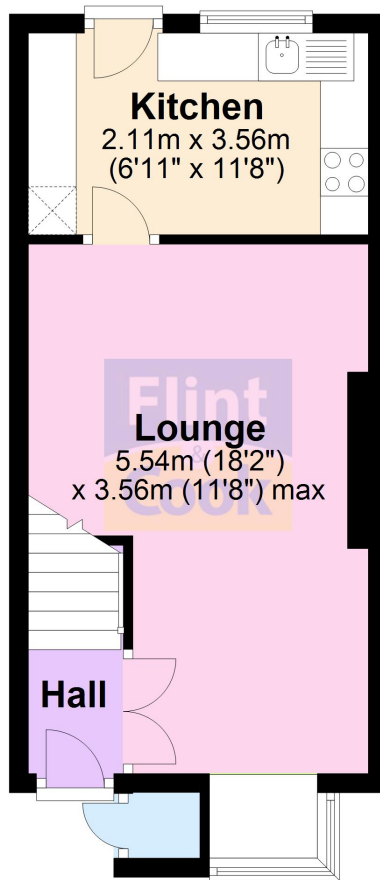
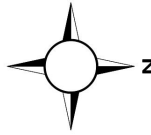
Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

Money laundering regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

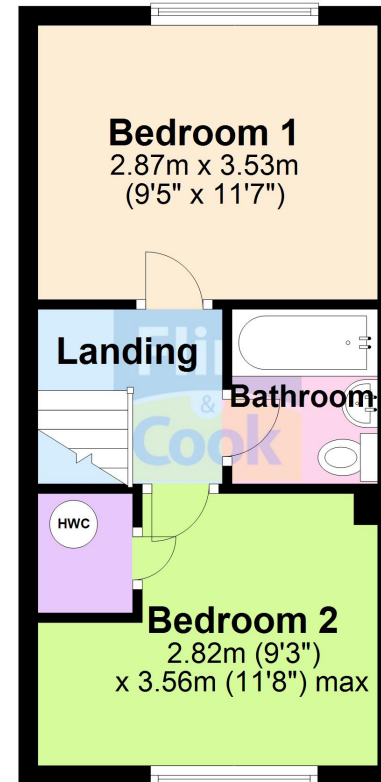
Ground Floor

Approx. 27.5 sq. metres (296.5 sq. feet)



First Floor

Approx. 27.4 sq. metres (294.9 sq. feet)



Total area: approx. 54.9 sq. metres (591.4 sq. feet)

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

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		