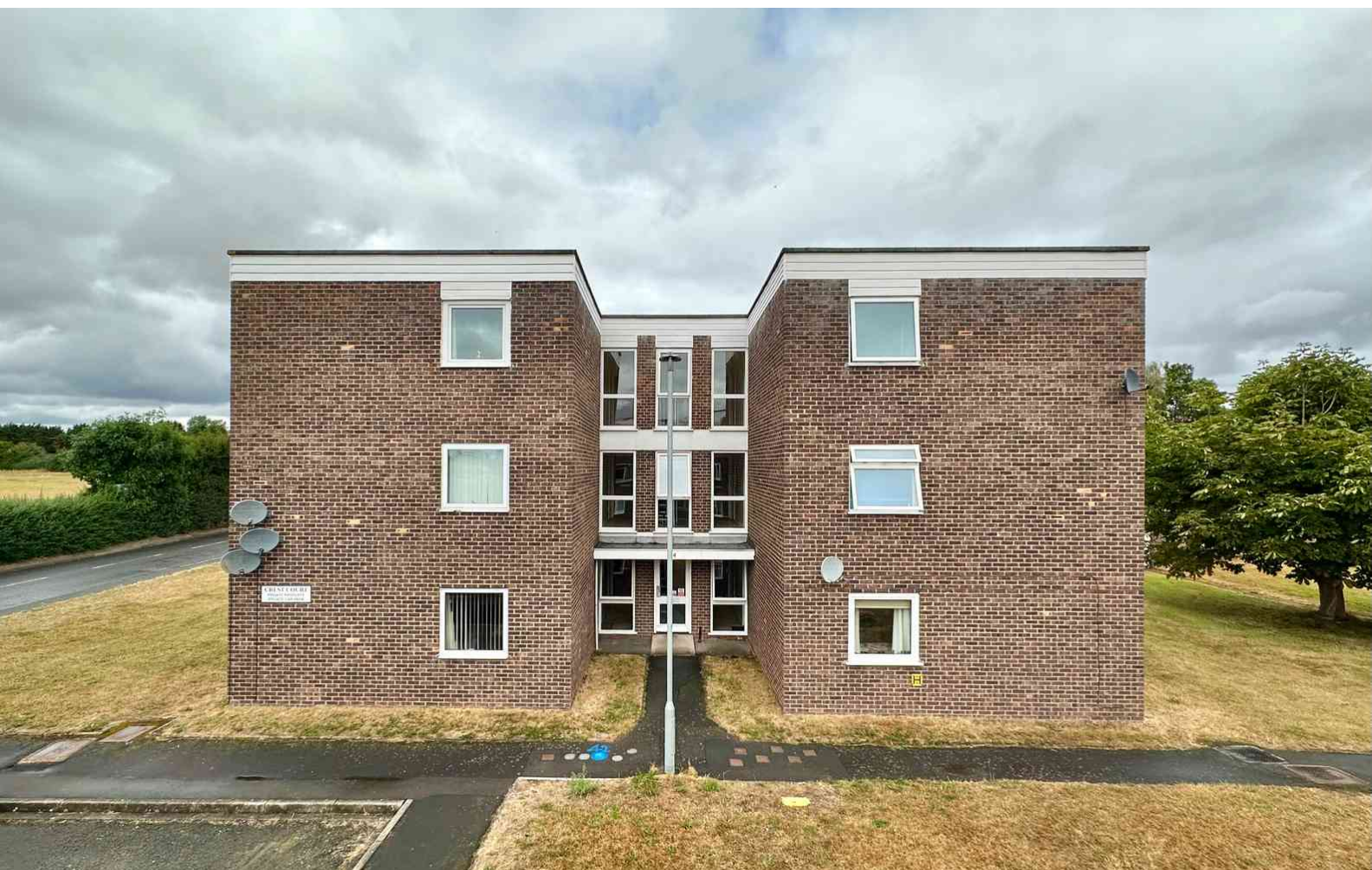


39 Crest Court
Hereford HR4 9QD

£110,000



- A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • NO ONWARD CHAIN
- SINGLE GARAGE

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

OVERVIEW

Crest Court is located in the popular Bobblestock residential district which lies to the north west of Hereford City Centre. In the locality there are a range of amenities including a supermarket, newsagent, takeaways, one stop, Doctors surgery, schools, and public house. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations. In more detail the property comprises: Communal entrance vestibule with stairway off and door to:

GROUND FLOOR

Entrance Hall

With carpet flooring, ceiling light point, storage cupboard with hanging rail, storage shelving and Lino flooring.

Bedroom

2.7m x 4.6m (8' 10" x 15' 1") With carpet flooring, ceiling light point light point, double glazed window to the side elevation, power points, economy 7 electric storage heater, storage/airing cupboard housing the immersion heater and the water tank.

Bathroom

With Lino flooring, ceiling light point, wall mounted extractor fan, electric shower over bath with hot and cold tap, Economy 7 storage heater, wash hand basin with chrome hot and cold taps over, and ceiling light point.

Separate WC

With Lino flooring, ceiling light point, part tiled

walls, and low level WC with high flush.

Lounge

3.333m x 5.6m (10' 11" x 18' 4") With carpet flooring, ceiling light point, double glazed window to the side and rear elevation, Economy 7 storage heater, carpet, ceiling light point, power points, and TV point. Door to:

Kitchen

2.35m x 2.95m (7' 9" x 9' 8") With Lino flooring, ceiling light point, fitted kitchen with wall and base units, roll top working surfaces over, stainless steel single bowl sink with drainer and chrome hot and cold taps over, tiled walls, power points, space for electric oven, space and plumbing for washing machine, space for fridge/freezer, and double glazed window to the rear elevation.

OUTSIDE

There are communal gardens to Crest Court development which are managed within the Crest Court development committee. There is an allocated single garage belonging to this particular property and nearby car parking facility.

Single Garage

With up and over 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 Grandstand Road and Crest Court can be found on the right hand side. For those who use 'What3words' ///best.gloves.socket

GENERAL INFORMATION

Tenure

Leasehold. 137 years remaining. Service charge £40. PCM

Services

Mains water, drainage and electricity 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

Offers

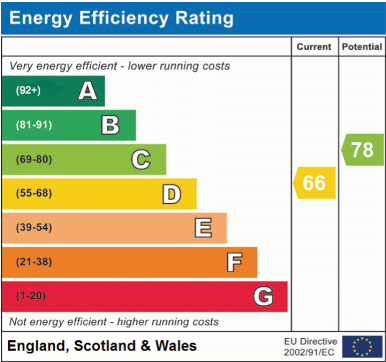
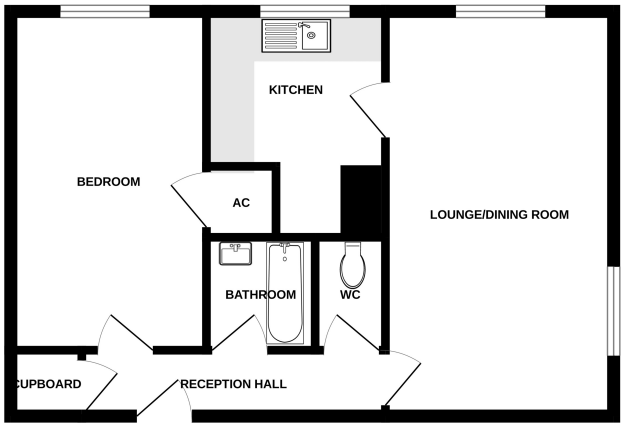
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

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



MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that:- (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.