

FOR
SALE



14 Ascot Close, Bobblestock, Hereford HR4 9LY

£205,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, a well presented two double bedroom mid terraced house offering ideal first time buyer/ investor accommodation. The property has the added benefit of gas central heating, double glazing, two double bedrooms, private garden with rear access, single garage and allocated parking. Must be viewed!

POINTS OF INTEREST

- *Two double bedrooms*
- *Popular residential location*
- *Ideal FTB/ Investor accommodation*
- *Single garage & allocated parking*
- *Gas central heating & double glazing*
- *Must be viewed!*



ROOM DESCRIPTIONS

Ground floor

Recessed porch with storage cupboard housing the gas and electric meters and door into

Entrance hall

With wooden flooring, carpeted stairs leading up, smoke alarm, fuse box, radiator, door into the lounge/dining room and opening into the

Kitchen

Fitted with matching wall and base units, ample work surface space, stainless steel sink and drainer unit, electric oven, 4 ring electric hob and extractor over, under counter space for washing machine and space for freestanding fridge/freezer, double glazed window to the front aspect, wooden flooring, ceiling light point.

Lounge/dining room

With two radiator, two ceiling light points, coving, large understair storage cupboard and double glazed sliding door to the rear garden.

First floor landing

With fitted carpet, loft hatch and doors to

Bedroom 1

With fitted carpet, ceiling light point, coving, radiator and double glazed window to the rear aspect.

Bedroom 2

With fitted carpet, double glazed window to the front aspect, radiator, ceiling light point, coving and airing cupboard housing the gas central heating boiler with fitted wooden shelving.

Bathroom

Three piece white suite comprising panelled bath with mains fitment shower head attachment over, pedestal wash hand basin, low flush w/c, radiator, ceiling light point, extractor, fully tiled surround and vinyl flooring.

Outside

A low maintenance rear garden with a good sized decked area and the remainder of the garden laid to lawn enclosed by fencing and brick walling with rear access gate. There is a separate single garage with up and over door and allocated parking.

Directions

Proceed west out of Hereford along Whitecross Road, at the monument roundabout take the 3rd exit onto Three Elms Road then take the right hand turning towards Sandown Drive, proceed into Sandown Drive and then take the right hand turning signposted for Ascot Close and the property is situated directly ahead of you.

Outgoings

Council Tax Band 'B'

Water and drainage are payable.

Services

All mains services are connected. Gas-fired central heating.

Money Laundering Regulations

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

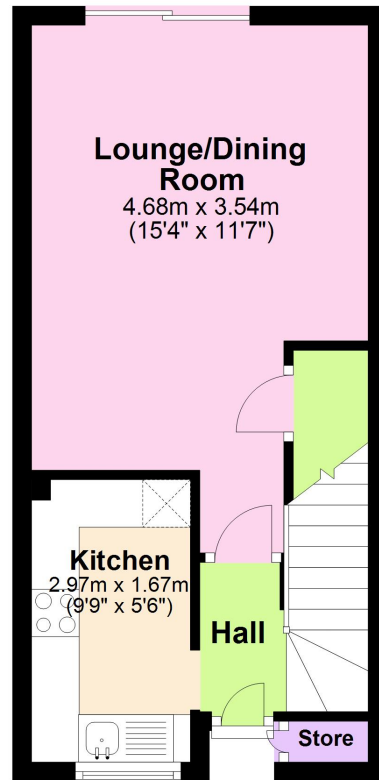
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

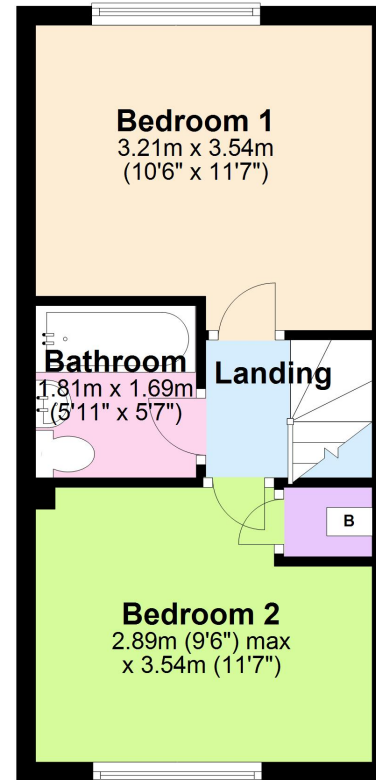
Saturday 9.00 am - 1.00 pm



Ground Floor
Approx. 26.4 sq. metres (283.9 sq. feet)



First Floor
Approx. 27.4 sq. metres (295.3 sq. feet)



Total area: approx. 53.8 sq. metres (579.2 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

14 Ascot Close, Hereford

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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A		74	92
(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			EU Directive 2002/91/EC	