

FOR
SALE



35 Sheridan Road, Hereford HR4 0NQ

£145,000 - Leasehold

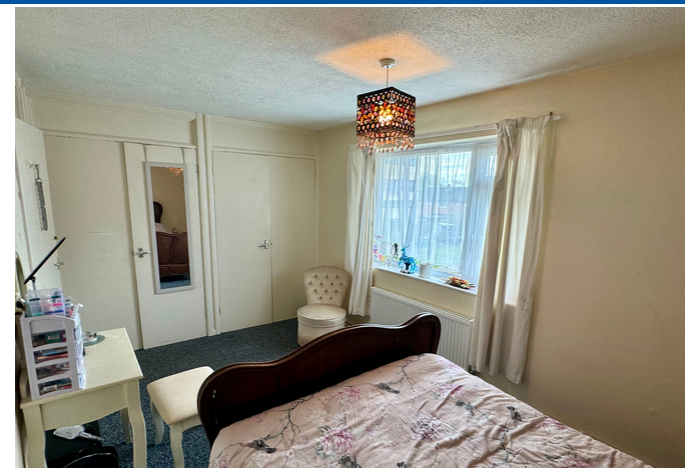
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this convenient residential location, a 2 bedroom, first floor flat offering ideal first time buyer/investor accommodation and being offered For Sale with no onward chain. The property has the added benefit of 2 double bedrooms, spacious living accommodation and a modern fitted kitchen and we highly recommend an internal inspection.

POINTS OF INTEREST

- *First floor flat*
- *2 Double bedrooms*
- *Ideal first time buyer/investor accommodation*
- *Convenient residential location*
- *No onward chain*
- *Must be viewed!*



ROOM DESCRIPTIONS

Gate leads to the Communal Entrance with steps leading up to Flat Number 35

uPVC entrance door leading into the

Hallway

Laminate flooring, smoke alarm, radiator, gas central heating thermostat, door to the Kitchen and opening into the living space.

Modern fitted Kitchen

Fitted wall and base units and ample worksurfaces, 1½ bowl sink and drainer, 4-ring electric hob, electric oven and extractor over, integrated fridge/freezer, under-counter space for washing machine, storage cupboard housing the Worcester Bosch gas central heating boiler, fuseboard and meters, a further cupboard with radiator and fitted wooden shelving, laminate flooring, extractor, radiator and double glazed window.

Open-plan Living Space

Laminate flooring, 2 double glazed windows, radiator and door into the

Inner Hallway

Laminate flooring, loft hatch, smoke alarm and doors to

Bedroom 1

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

Bedroom 2

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

Bathroom

White suite comprising panelled bath with electric shower over with tiled surround, pedestal wash hand-basin with tiled splashback, low flush WC, heated towel rail, opaque double glazed window, extractor and laminate flooring.

Outside

Next to the entrance door to the property there is an outside storage cupboard. To the ground floor there is an outside storage shed and there is also a communal front garden which is laid to lawn and enclosed by railing.

Tenure & Possession

The property is Leasehold with 117 years remaining on the Lease. Service charge payable - £717.25 per annum which covers buildings insurance, communal maintenance and electricity, responsive repairs and management fees., Ground rent payable - £10.00 per annum.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band A - payable 2024/25 £1538.23

Water and drainage - rates are payable.

Money laundering regulations

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

Viewing

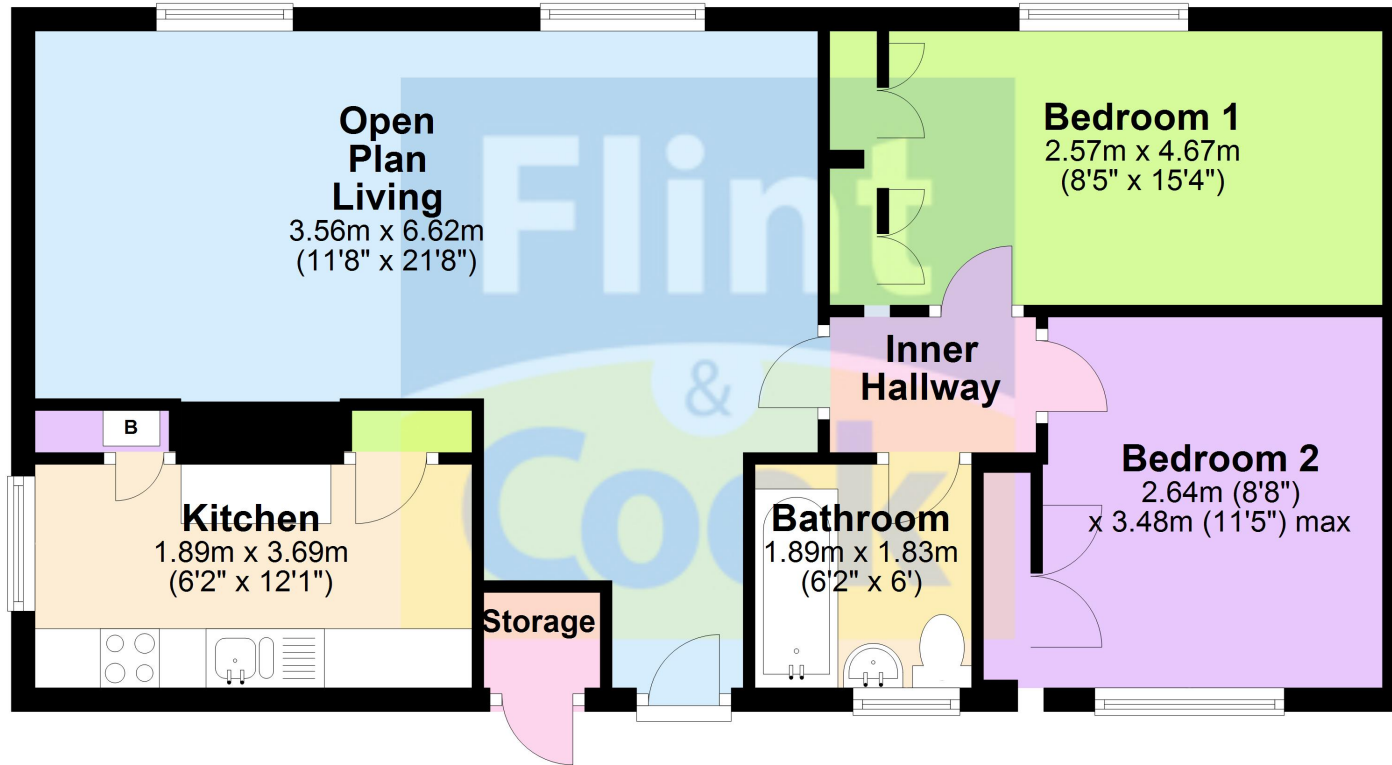
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

Proceed west out of Hereford City on the Whitecross Road and on reaching the Monument roundabout take the 4th exit onto Yazor Road and then, take the 2nd left onto Sheridan Road and continue along Sheridan Road and Flat 35 is located on the left-hand side, as indicated by the Agent's FOR SALE board. What3words - dirt.vanish.accent

Ground Floor

Approx. 70.7 sq. metres (761.0 sq. feet)



Total area: approx. 70.7 sq. metres (761.0 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+) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		