

4 Fakenham Drive
Hereford HR4 9UQ

£105,000



- One bedroom ground floor apartment
- Ideal for first time buyer or investment
- Popular residential location with easy access to town centre
- Designated parking space

OVERVIEW

Located in the popular residential area of Bobblestock a one bedroom ground floor apartment benefitting from lounge/dining room, separate bedroom, kitchen and shower room, designated parking space, and is suitable for a first time buyer or investment buyer.

Situated just northwest fringe of Hereford City with easy access to local amenities to include a range of local shops, newsagents, convenience store, post office, supermarket, public house, primary and secondary school as well as benefitting from a regular bus service.

In more detail the property comprises of:
Front door leads to:

Lounge/Dining Room

3.4m x 3.7m (11' 2" x 12' 2")

Having wood effect laminate flooring, uPVC double glazed window to front, radiator, TV point, telephone point and power points.

Opening through to:

Kitchen

1.8m x 2.4m (5' 11" x 7' 10")

Having a range of matching wall and base units with a laminate working surface over, space for fridge/freezer, space for cooker, extractor fan over, partly tiled surround, 1.5 stainless steel sink unit with drainer, uPVC double glazed window to front, power points, wall mounted consumer unit and tiled flooring.

Door from the lounge/dining room leads to:

Bedroom

3.5m x 1.9m (11' 6" x 6' 3")

With small wardrobe area with rails, shelving and curtains, double glazed window to front, radiator, power points and TV point.

Off the the lounge/dining room a door leads to:

Inner Hallway

Having power points, wood effect laminate flooring and wall mounted ladder style radiator.

Opening into:

Storage Cupboard

Housing the Worcester Bosch gas fired central heating boiler, space and plumbing for washing machine.

Opening through to:

Shower Room

Having shower cubicle, pedestal wash hand basin, low flush WC, fully tiled surround, uPVC double glazed window to side and ceramic tiled flooring.

OUTSIDE

The property is accessed via a communal central pathway that leads to the front door. To the rear of the property there is a communal car park with a designated parking space for this property.

DIRECTIONS

From Hereford City proceed west onto A438 Whitecross Road, at the roundabout take the third exit onto A4110 Three Elms Road, turn right onto Sandown Drive and left onto Kempton Avenue, turn right onto Fakenham Drive where the property can be found on the right hand side as indicated by the Agents For Sale board. For those who use 'What3words' //levels. Econo,ies.showed

GENERAL INFORMATION

Tenure

Leasehold

Services

All mains services are connected to the property.

Service charge - £60pcm

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.

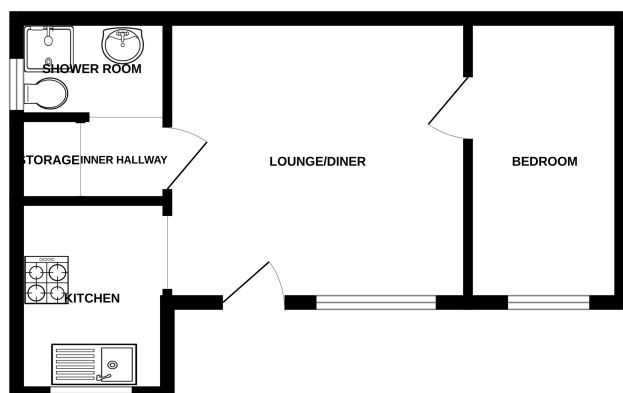
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 304 sq.ft. (28.2 sq.m.) approx.
Made with Metropix 6302

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