

FOR
SALE



25 Chepstow Walk, Bobblestock, Hereford HR4 9TH

£130,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in the popular residential area of Bobblestock, an end-of-terrace back-to-back house offered For Sale with no onward chain and ideal for first time buyer/investment accommodation. The property has the added benefit of double glazing, communal parking and is within easy walking distance of the Co-op supermarket, doctors surgery, public house and bus service.

POINTS OF INTEREST

- *End terraced house*
- *Double glazing*
- *Close to local amenities*
- *Communal parking*
- *Ideal first time buyer/ investor accommodation*
- *Small garden*
- *No onward chain*



ROOM DESCRIPTIONS

Partially glazed uPVC front entrance door leading to the

Open-plan Living Area/Kitchen

Living area with fitted carpet, double glazed window to the front aspect. Kitchen area with woodstrip laminate flooring, range of wall and base units, stainless steel sink and drainer, space for washing machine and cooker, double glazed windows to the front aspect, understairs storage cupboard.

Staircase from the Living Area leads to the

First floor landing

Fitted carpet, access hatch to loft space and door to

Bedroom 1

Fitted carpet, useful built-in storage cupboard housing the hot water cylinder, double glazed window to the front aspect.

Bathroom

White suite comprising panelled bath with wall mounted electric shower over, glazed screen, low flush WC, pedestal wash hand-basin, double glazed window to the front aspect, wall mounted electric heater.

Outside

The front garden is laid to lawn with fencing and entrance gate and continues to the side of the property which is enclosed by shrubs and mature trees. There is communal parking.

Services

Mains water, electricity and drainage are connected. Gas TBC. Telephone (subject to transfer regulations).

Outgoings

Council tax band A - payable 2023/24 £1468.24

Water and drainage - metered supply.

Money laundering regulations

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

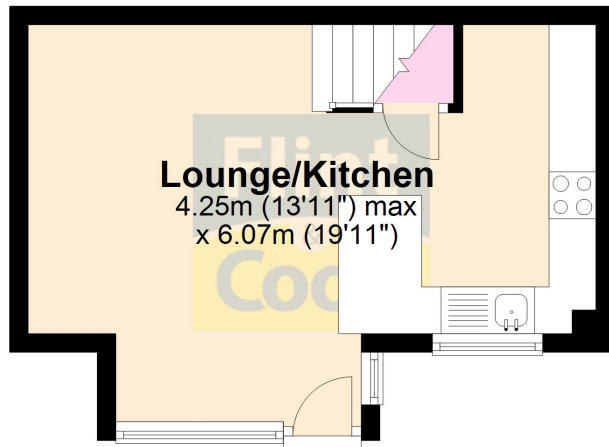
Viewing

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

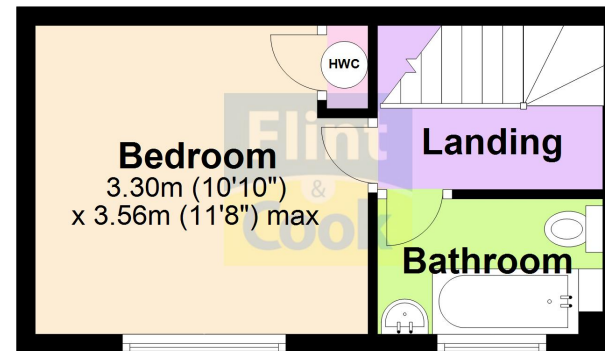
Directions

What3words - humble.crass.seat

Ground Floor
Approx. 22.5 sq. metres (242.4 sq. feet)



First Floor
Approx. 19.9 sq. metres (214.6 sq. feet)



Total area: approx. 42.5 sq. metres (457.0 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		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		