

FOR
SALE



9 Barricombe Drive, Hereford HR4 0NU

£159,950 - Leasehold

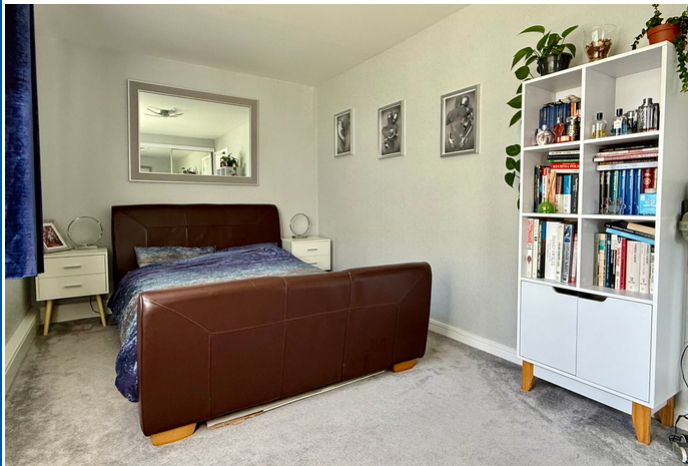
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this popular residential location, a modernised two double bedroom ground floor flat offering ideal first time buyer/ investor accommodation. The property which has refurbished throughout offers a spacious living area, two double bedrooms, a modern kitchen and bathroom and has the added benefit of a private garden space. A viewing is highly recommended.

POINTS OF INTEREST

- *Ground floor flat*
- *Two double bedrooms*
- *Modernised throughout*
- *Ideal first time buyer/ investor accommodation*
- *Must be viewed!*
- *Popular residential location*



ROOM DESCRIPTIONS

Ground floor

With entrance door leading into

Kitchen

A modern fitted kitchen with matching wall and base units, ample work surface space, single sink unit, integrated combi microwave, 4 ring induction hob, electric oven, integrated fridge/freezer, integrated washing machine, useful storage cupboard housing the gas central heating boiler, ample space for coats and shoe storage, two double glazed window, two radiators and two ceiling light points.

Lounge/dining room

With fitted carpet, two large double glazed windows, two radiators, two ceiling light points, a small storage cupboard housing and opening into the

Hall

With fitted carpet, ceiling light point and doors to

Bedroom 1

With fitted carpet, ceiling light point, radiator, large double glazed window and built in wardrobes with mirrored sliding doors.

Bedroom 2

With fitted carpet, ceiling light point, radiator and large double glazed window overlooking the private garden space.

Shower room

With large walk in shower, mains fitment rainfall shower head over, low flush w/c, wash hand basin with storage below, heated towel rail, double glazed window, tiled floor and ceiling light point.

Outside

To the rear a private garden area laid to decking for ease and low maintenance enclosed by fencing. There is a useful outside storage cupboard with power points and an additional storage cupboard.

Directions

Proceed west out of Hereford along Whitecross Road, at the roundabout take the third exit onto Three Elms Road, then take the first right onto Moor Farm Lane and then take the first left onto Barricombe Drive where the property is situated a short distance down on the left hand side.

Services

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

Leasehold - 83 years remaining.

Outgoings-

Council tax band A - £1619.24 for 2025/2026

Water and drainage rates are payable.

Service charge £65pcm (to include ground rent)

Viewings-

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

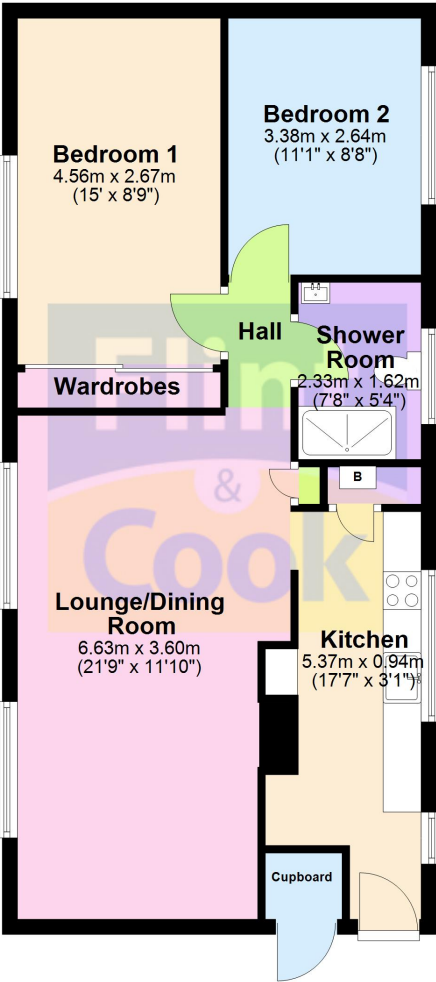
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations-

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

Ground Floor

Approx. 63.4 sq. metres (682.1 sq. feet)



Total area: approx. 63.4 sq. metres (682.1 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	76
(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		