

FOR
SALE



4 Peacocks Field Walk, Hereford HR2 6SA

£164,000 - Leasehold

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

PROPERTY SUMMARY

Peacefully situated on the southern outskirts of the City, a spacious 2-bedroom top floor apartment offering ideal first-time buyer/investment accommodation.

The property, which is offered for sale with no onward chain, has the added benefit of gas central heating, double-glazing, en-suite shower room, generously-sized living accommodation, single garage and we recommend an internal inspection.

POINTS OF INTEREST

- *Southern outskirts of the City*
- *Spacious 2-bed top floor flat*
- *Gas central heating and double glazing*
- *En-suite shower room*
- *Single garage and driveway*
- *Ideal for first buyer/investment*



ROOM DESCRIPTIONS

Ground floor communal entrance door

Staircase to

Top floor landing

Door to

Spacious reception hall

Carpet, coved ceiling cornices, access hatch to loft storage space, large built-in store cupboard, radiator, door-entry system, built-in airing cupboard, door to

Living room

A light and airy room with carpet, 2 radiators, coved ceiling, window to front enjoying a pleasant outlook, double-glazed double doors with side panels opening to a Juliet balcony to the rear.

Kitchen/breakfast room

Comprising single drainer sink unit with mixer tap, range of wall and base cupboards, ample worksurfaces with splashbacks, wall mounted gas central heating boiler, built-in dishwasher, fridge/freezer and single oven with 4-ring gas hob, splashback and cooker hood, window enjoying a pleasant outlook, integrated washing machine, radiator, vinyl flooring, space for small breakfast table, recessed spotlighting and display shelving.

Bedroom 1

Carpet, radiator, built-in double wardrobe with sliding doors, window with blinds enjoying a pleasant outlook, door to En-suite shower room having suite comprising shower cubicle with glazed folding screen, low flush WC and wash hand basin with shaver socket over, radiator, vinyl flooring, window, recessed spotlighting, extractor fan.

Bedroom 2

Carpet, radiator, window to rear.

Bathroom

Suite comprising bath with shower attachment over, low flush WC and pedestal wash hand basin, tiled display shelf, radiator, window, recessed spotlighting, extractor fan, vinyl flooring.

Outside

There is a small communal garden to the rear with drive to the front providing off-road parking facilities for one vehicle, leading to the Garage with up-and-over door, power and light points, ample storage space, personal door to the rear.

Services

Mains electricity, water, drainage and gas are connected. Gas-fired central heating.

Tenure & Possession

Leasehold - with 149 years remaining - 1/2/2006.

Outgoings

Council tax band B, payable 2024/25 £1794.59. Water and drainage - metered supply.

£2255 per annum - Service Charge

£ 125 per annum - Ground Rent

Directions

Proceed south out of Hereford on the A49 Ross Road and after passing the Broadleys public house turn left at the traffic lights onto Bullingham Lane. At the mini-roundabout turn right and then just before the next mini-roundabout Peacocks Field Walk is on your left-hand side.

Viewing

Strictly by prior appointment through the Agent, Flint & Cook, 01432 355455.

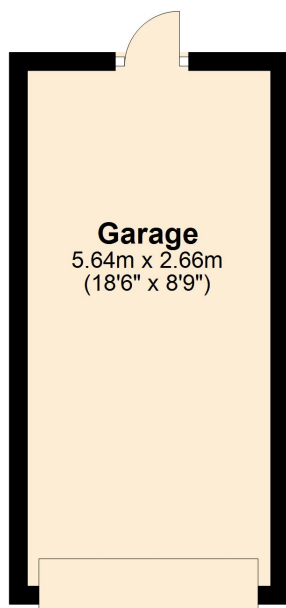
Money laundering regulations

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



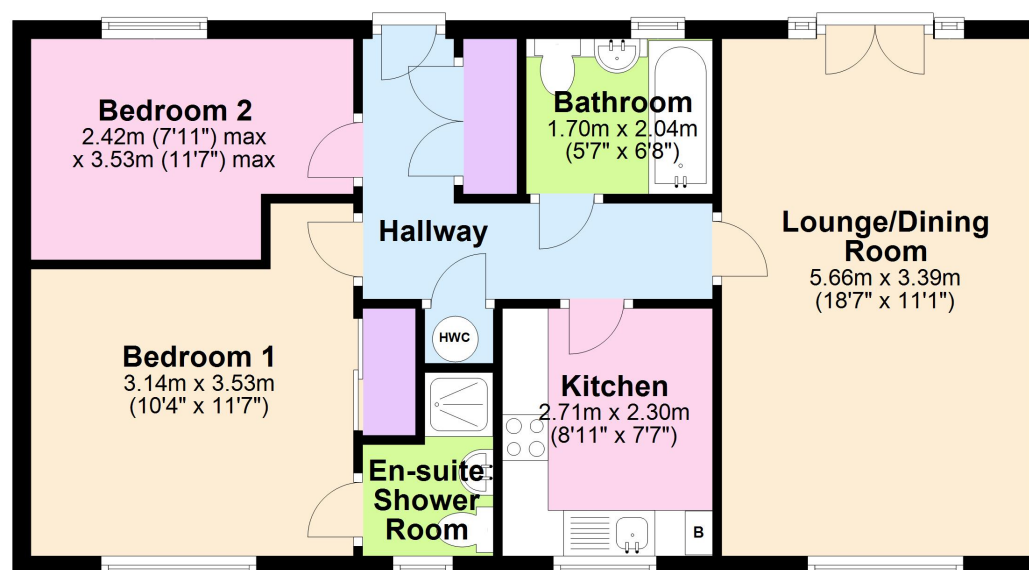
Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Floor Plan

Approx. 62.0 sq. metres (666.9 sq. feet)



Total area: approx. 62.0 sq. metres (666.9 sq. feet)

These plans are for identification and reference 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		
(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		