

FOR
SALE



Flint
&
Cook

6 Chequers Close, Hereford HR4 9HY

£162,500 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, a one bedroom coach house offering ideal first time buyer/retirement accommodation and being sold with the added benefit of no onward chain. The property also benefits from driveway parking, garage and private rear garden alongside having gas central heating and double glazing throughout. A viewing is highly recommended.

POINTS OF INTEREST

- *Popular residential location*
- *One bedroom coach house*
- *Driveway, garden & garage*
- *Ideal for first time buyer/retirement*
- *No onward chain!*
- *Gas central heating & double glazing*



ROOM DESCRIPTIONS

Ground floor

Canopy Entrance Porch With meter cupboards and entrance door through to the

Entrance hall

Electric light, tiled floor, radiator, internal door to the garage and stairs to the

First Floor Open-Plan Living Room

With fitted carpet, central heating thermostat, three Velux roof-lights to the rear, double glazed window to the front aspect enjoying a pleasant outlook, TV aerial, telephone points and two radiators.

Kitchen

Range of wall and base units, double glazed window to the front aspect enjoying a pleasant outlook, sink unit, work surfaces, tiled splash-backs, free-standing cooker, space and plumbing for washing machine, space for refrigerator.

Inner hall

Built-in Airing Cupboard housing the gas central heating boiler.

Bedroom

With fitted carpet, access hatch to loft space, radiator, built-in double wardrobe and double glazed window to the front aspect enjoying a pleasant outlook.

Bathroom

Suite comprising a bath with shower unit over and glazed screen, pedestal wash hand-basin with wall mirror over, Velux roof-light, part-tiled wall surround, WC, radiator, tiled floor.

Outside

To the front of the property there is a driveway providing off-road parking facilities and this leads up to the GARAGE with up-and-over door, personnel door to the Entrance Hall, power and light points, glazed door to the rear garden and scope to convert into extra living accommodation (subject to the necessary consent). The rear garden is laid to lawn and enclosed by hedging and fencing to maintain privacy.

Directions

Proceed west out of Hereford City on the Whitecross Road taking the 4th exit at the Monument roundabout onto Yazor Road. At the mini roundabout turn left onto Grandstand Road and after approximately 1 mile turn left into Chatsworth Road and immediately left into Chequers Close.

Services

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

Outgoings

Council tax band A

Water and drainage - metered supply.

Tenure & Possession

Freehold/vacant possession on completion.

Money Laundering Regulations

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

Viewing

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

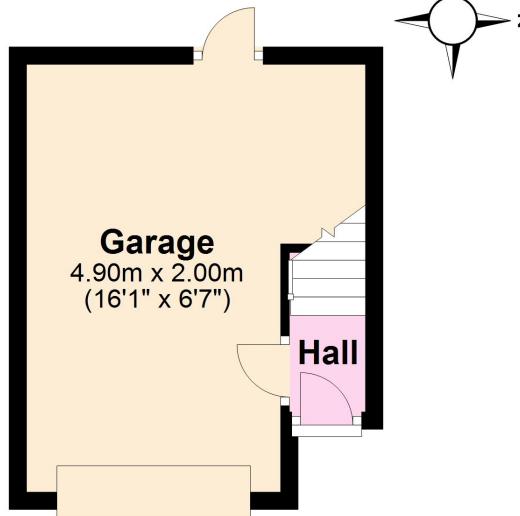
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Ground Floor

Approx. 17.6 sq. metres (189.4 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.1 sq. feet)



Total area: approx. 62.7 sq. metres (674.5 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	69	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			