

FOR  
SALE



3 Ripon Walk, Bobblestock, Hereford HR4 9UF

£199,950 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Situated in this popular residential location, an immaculately presented two double bedroom mid terraced property offering ideal first time buyer/investor accommodation. The property has the added benefit of gas central heating, double glazing, allocated parking and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Two bedrooms*
- *Mid terraced house*
- *Popular residential location*
- *Must be viewed*
- *Immaculately presented*
- *Modern kitchen & bathroom*
- *Gas central heating & double glazing*
- *Ideal FTB/ Investor accommodation*



## ROOM DESCRIPTIONS

### Canopy porch

With storage cupboard housing the gas central heating boiler and entrance door into

### Entrance hall

with fitted carpet, radiator, carpeted stairs leading up, opening into the kitchen and door leading into the lounge/dining room.

### Lounge/dining room

With fitted wooden laminate flooring, coving, radiator, two ceiling light points and double glazed sliding doors leading out to the rear garden.

### Kitchen

A modern fitted kitchen with contrasting wall and base units, ample work surface space. Stainless steel sink with mixer tap over, integrated appliances to include fridge/freezer, dishwasher, washing machine, 4 ring gas hob, electric oven and extractor hood over. Double glazed window to the front aspect, recess spotlights and vinyl flooring.

### First floor landing

With fitted carpet, loft hatch and doors to

### Bedroom 1

With fitted carpet, radiator and double glazed window to the rear aspect.

### Bedroom 2

With wooden flooring, radiator, double glazed window to the front aspect and built in storage cupboard.

### Shower room

A modern fitted shower room with double width shower cubicle with mains fitment rainfall shower head over and tiled surround, low flush w/c, wash hand basin with storage under, heated towel rail, recess spotlights and extractor.

### Outside

To the front of the property an area of lawn with a paved path providing access to the front door. To the rear, a tiled patio area giving a private seating area, ideal for entertaining leading to a further paved patio area with paved pathway leading to the rear access gate providing access to the allocated parking. The remainder of the garden is enclosed by fencing with planted borders a small area of lawn with wooden storage shed and useful outside tap.

### Services

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

### Outgoings

Council tax band B - payable 2024/25 £1794.59

Water and drainage - rates are payable.

### Money laundering regulations

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

### Viewings

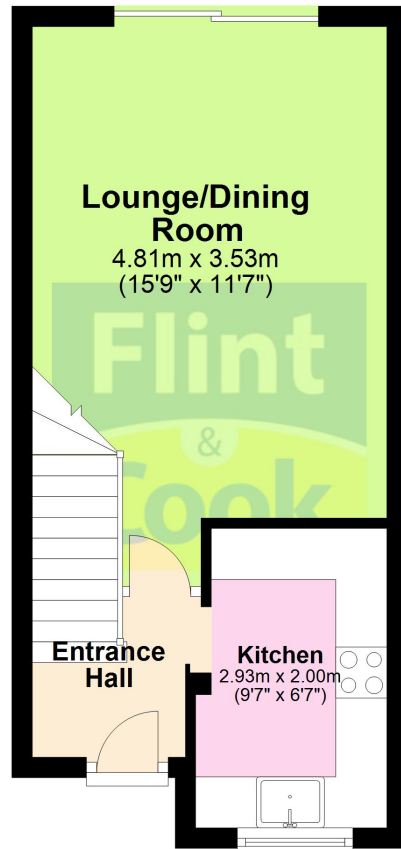
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Directions

Proceed west out of Hereford City centre along Whitecross Road and take the 3rd exit at the Monument roundabout onto Three Elms Road. Continue along Three Elms Road, then take the right hand turning onto Sandown Drive. Continue along Sandown Drive and, on reaching the T-junction, turn right onto Kempton Avenue and then take the 1st right onto Fakenham Drive and then take the 1st right at the T-junction and then the first left which leads to the rear of the property and the allocated parking, as indicated by the Agent's FOR SALE board.

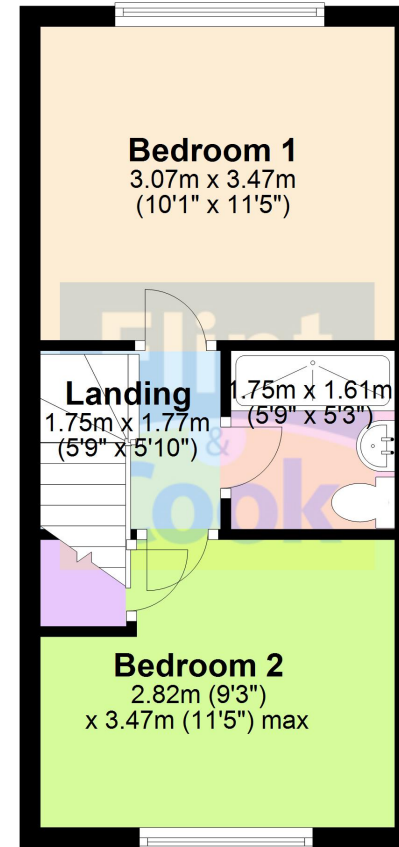
### Ground Floor

Approx. 26.0 sq. metres (279.9 sq. feet)



### First Floor

Approx. 27.2 sq. metres (293.0 sq. feet)



Total area: approx. 53.2 sq. metres (572.9 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+)	<b>A</b>	90
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		