



GENERAL INFORMATION

Tenure

Leasehold. 136 years remaining. Service charge £36. PCM

Services

Mains water, drainage and electricity are connected to the property.

Outgoings

Council tax band 'A'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12.30 pm

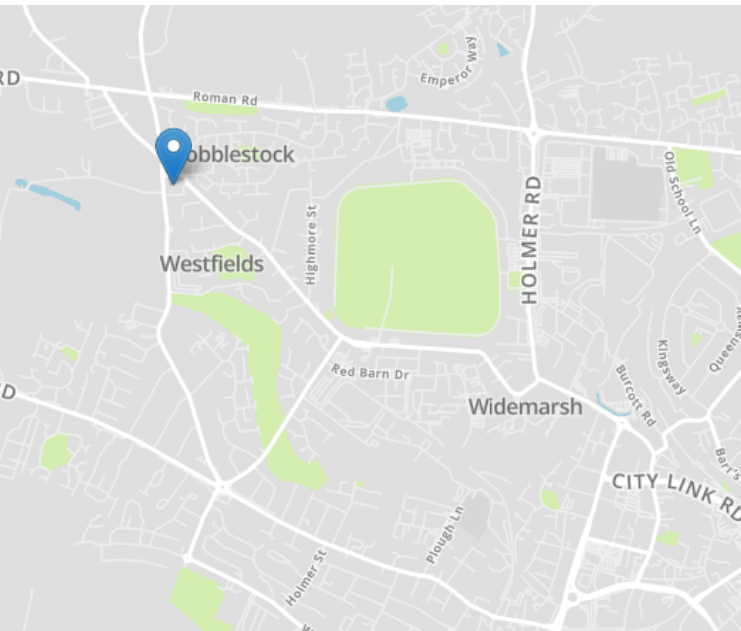
20 Crest Court
Hereford HR4 9QD

£125,000



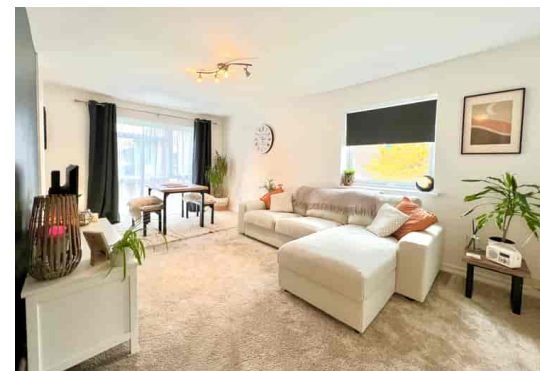
DIRECTIONS

From Hereford city proceed west onto Whitecross Road A438, at the roundabout take the 3rd exit onto Three Elms Road A4110, after approximately one mile turn right onto Grandstand Road and Crest Court can be found on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		80
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

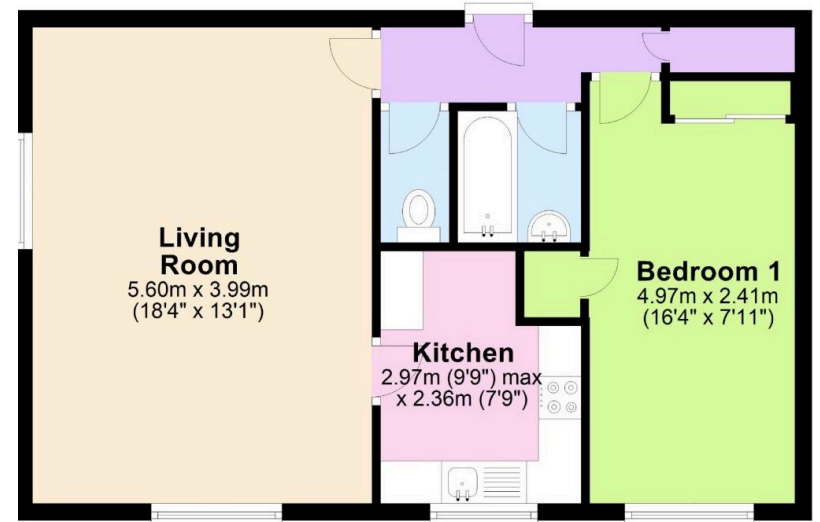
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



- Fully double glazed throughout
- Ideal first time buyer or investment accommodation
- Single Garage
- Popular residential location
- Local Amenities

Hereford 01432 343477

Ledbury 01531 631177



Total area: approx. 49.4 sq. metres (531.8 sq. feet)

Overview

Situated in the popular residential area of Bobblestock, this first floor one bedroomed flat offers ideal accommodation for a first time buyer or investment purchaser. Being fully double glazed throughout, double bedroom, lounge, separate kitchen, parking nearby and having the added benefit of a single garage, viewing is highly recommended.

Situated approximately 1.5 miles north west of Hereford City, Bobblestock has many local amenities close by, including Doctors Surgery, chemist, supermarket, takeaway facilities, leisure facilities, schools, public house, local walks, racecourse and a regular bus service to the City.

In more detail the property comprises:

Communal Entranceway

With stairs leading to:

First Floor

Personal front door leads to

Entrance Hall

Having large useful storage cupboard. Door through to:

Living Room

5.63m x 3.20m (18' 6" x 10' 6")

Recently fitted carpet, ceiling light point, tv point, power points and 2 large double glazed windows with pleasant outlook to both front and side. Door leads to:

Kitchen

2.73m x 2.47m (8' 11" x 8' 1") into recess.

Recently fitted kitchen, tiled flooring below, ceiling light point above with a range of units comprising, Stainless steel bowl/sink with storage beneath, space and plumbing for washing machine, further range of working surfaces with drawers and cupboards below, 4 ring electric hob with glass splash back, range of eye level fitted wall cupboards, recess for fridge freezer / free standing appliance, double glazed window with outlook to front.

From the entrance hall, door leads to:

Separate W/C

Low level w/c with low flush, lino flooring fitted a with a ceiling light point and handy storage shelf

Master Bedroom

2.69m x 4.90m (8' 10" x 16' 1")

Recently fitted carpet flooring, Having wall mounted electric convactor radiator, power points, built-in airing cupboard with lagged hot tank / Emersion heater, slatted storage shelving to the front and above and double glazed window with outlook to the side. Plenty of space for fitted / free standing furniture.

Bathroom

Comprising panelled bath with electric shower over, pedestal wash hand basin with vanity space under, part tiled walls and lino fitted flooring.

OUTSIDE

There are communal gardens to Crest Court development which are managed within the Crest Court development committee.

There is an allocated garage with number 20 belonging to this particular property and nearby car parking facility.

Garage

With single up and over door.



At a glance...

- Lounge 5.63m x 3.20m (18' 6" x 10' 6")
- Kitchen 2.73m x 2.47m (8' 11" x 8' 1") into recess.
- Bedroom One 2.69m x 4.90m (8' 10" x 16' 1")

And there's more...

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.