

FOR
SALE



31a Mount Crescent, Tupsley, Hereford HR1 1NQ

£185,000 - Leasehold

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

PROPERTY SUMMARY

Situated in this popular residential location a unique ground floor 3 double bedroom flat offering ideal first buyer/investor accommodation. The property has the added benefit of gas central heating, double-glazing, 3 double bedrooms and allocated off-road parking. We highly recommend an internal inspection.

POINTS OF INTEREST

- *3 double-bedrooms*
- *Ground Floor Flat*
- *Popular residential location*
- *Ideal first time buyer/ investor accommodation*
- *No onward chain*
- *Must be viewed*



ROOM DESCRIPTIONS

Ground Floor

with entrance door leading to

Entrance Hall

with laminate flooring, gas central heating thermostat, two radiators, storage cupboard, two ceiling light points and door to

Bedroom 1

with laminate flooring, two double-glazed windows and radiator.

Bedroom 2

with laminate flooring, radiator and double-glazed window.

Bedroom 3

with laminate flooring, double-glazed window and radiator.

WC

with laminate flooring, low flush WC, radiator, double-glazed window and ceiling light point.

Bathroom

with panelled bath and shower head over, pedestal wash hand basin with tiled splashback, two double-glazed windows, radiator, ceiling light point and storage cupboard with fitted shelving.

Kitchen

fitted with matching base and wall units, ample work surface space, stainless steel sink and drainer, electric oven and gas hob, under counter space for washing machine, space for free standing fridge/freezer, dual aspect double-glazed windows, wall mounted gas central heating boiler, useful pantry cupboard and door to

Lounge/Dining Room

with laminate flooring, double-glazed window, double-glazed sliding doors leading to the private garden space, feature fireplace and coving.

Outside

There is a private paved garden enclosed by hedging and fencing, two allocated parking spaces and single garage with up and over door to front (but is in need of some TLC).

Services

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

Outgoings

Council tax band A payable 2024/25 £1538.23. Water and drainage rates are payable. The Lease is 999 years commenced 14th December 1960. No service charge or ground rent.

Viewing

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

Directions

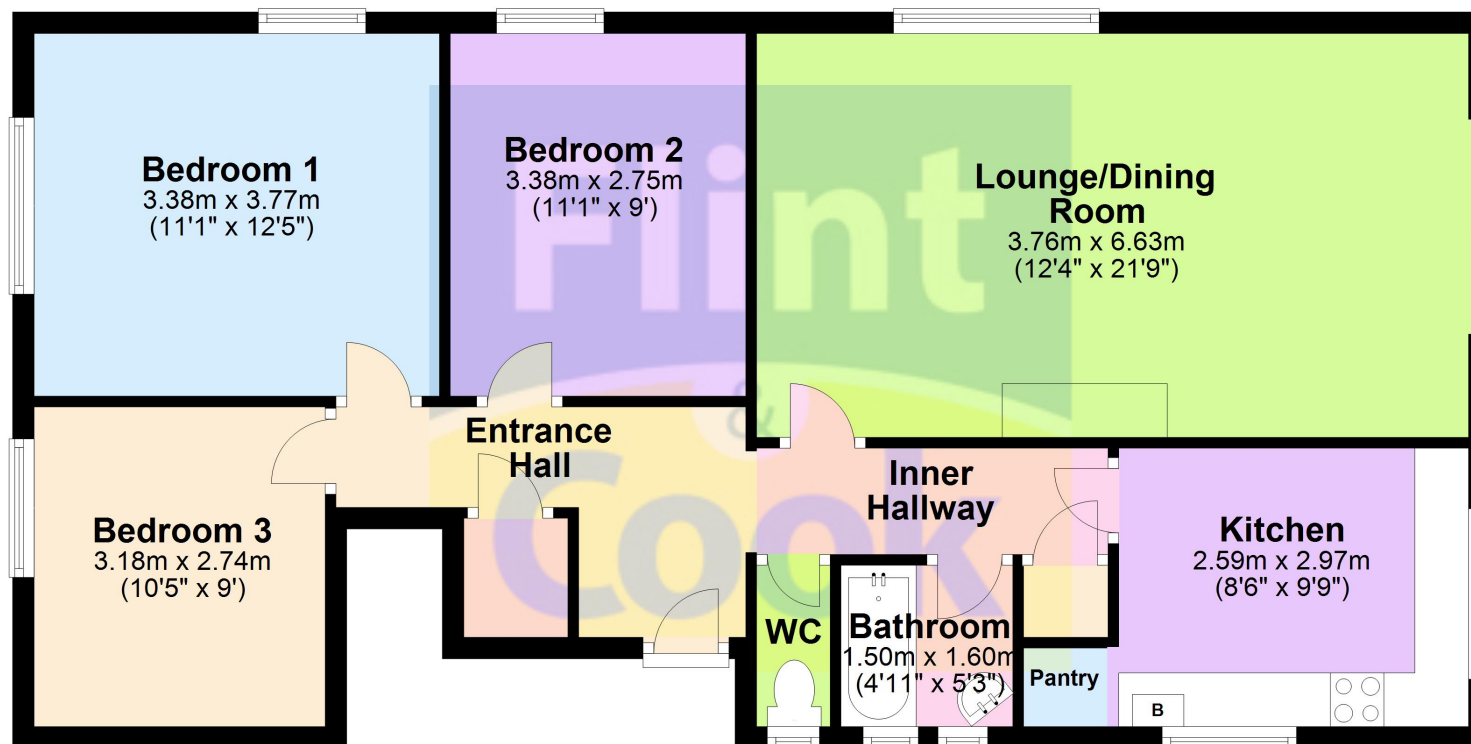
Proceed out of Hereford past the Fire Station towards Ledbury Road, continue to the next roundabout taking the second exit, past the Rose & Crown public house, continue to the traffic lights going straight over on to Mount Crescent. Continue along Mount Crescent bearing round to the right where the property will be situated on the left-hand side as indicated by the Agent's For Sale Board.

Money laundering

Prospective purchasers will be asked to provide address verification, photo identification and proof of funds at the time of

Ground Floor

Approx. 81.2 sq. metres (873.7 sq. feet)



Total area: approx. 81.2 sq. metres (873.7 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+) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		