

FOR
SALE



111a Hinton Road, Hereford HR2 6BN

£130,000 - Leasehold

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

PROPERTY SUMMARY

Situated in this convenient residential location just a short distance from the city centre, a 2-bedroom first floor flat offering ideal first time buyer/investor accommodation, which requires modernisation throughout. The property has the added benefit of 2 double bedrooms, kitchen, dining room, living room, allocated parking and is being sold with no onward chain.

POINTS OF INTEREST

- *First floor flat*
- *2 double bedrooms*
- *Close to amenities*
- *No onward chain*
- *Ideal investor/first-time buyer*
- *Gas central heating & double glazing*
- *Viewing advised*
- *Allocated parking*



ROOM DESCRIPTIONS

Entrance hall

Stairs leading up to the first floor

Landing

Carpet, radiator, ceiling light point, central heating thermostat, loft hatch and doors to

Kitchen/dining room

Fitted with wall and base units with worksurfaces, stainless steel sink and drainer, under counter space for washing machine, space for free-standing fridge/freezer, electric cooker, wall mounted boiler, fusebox, 2 windows, radiator.

Living room

Carpet, 2 windows to front aspect, radiator, coving.

Bedroom 1

Carpet, coving, radiator, window to front, built-in storage cupboard over the stairs.

Bedroom 2

Carpet, radiator, coving, window to rear.

Bathroom

Panel bath with bi-folding glass screen door, electric shower over with tiled surround, low flush WC, pedestal wash hand basin, vinyl flooring, radiator, window.

Outside

To the front of the property there is an allocated off-road parking space and a front garden laid to lawn partly enclosed by brick walling.

Services

Mains gas, electricity, water and drainage are connected.

Outgoings

Council tax band B, payable 2024/25 £1794.59. Water and drainage rates are payable.

Agents Note

Leasehold - 999 years lease from 1/5/1984.

Peppercorn ground rent.

No service charge.

Viewing

By appointment through the Agent, Flint & Cook 01432 355455.

Directions

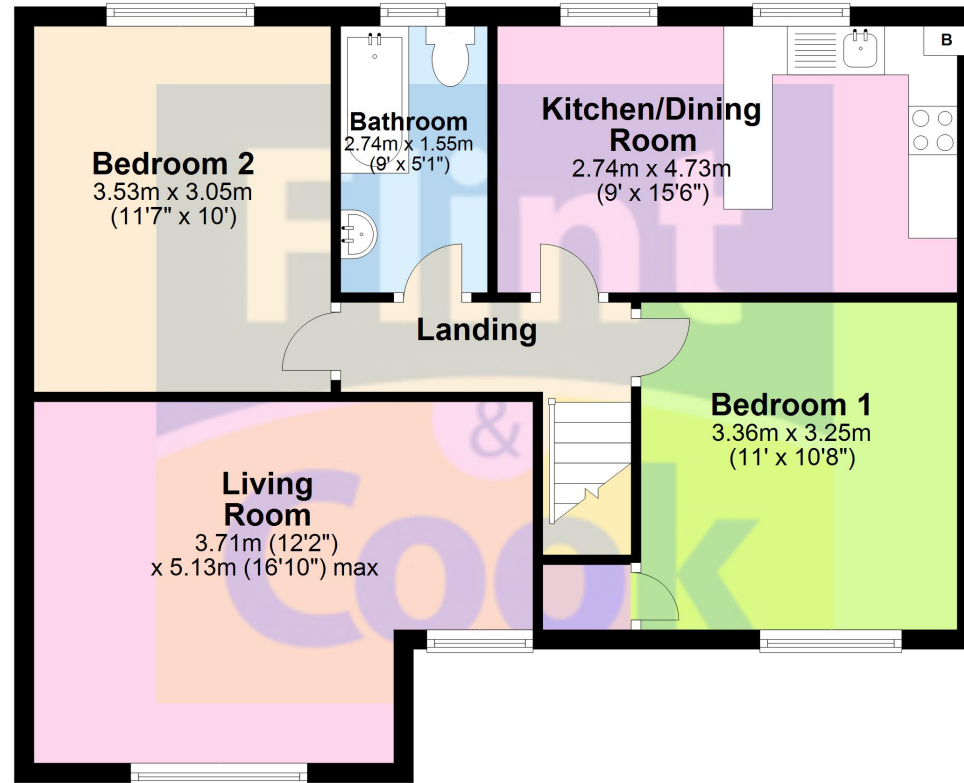
Proceed south over Greyfriars Bridge at Hereford taking the left-hand turning just after the Welsh Club continuing along Hinton Road and the property is situated on the left-hand side as indicated by the Agent's FOR SALE board.

Money laundering regulations

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

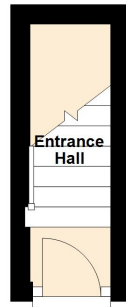
First Floor

Approx. 63.3 sq. metres (681.8 sq. feet)



Ground Floor

Approx. 2.2 sq. metres (23.6 sq. feet)



Total area: approx. 65.5 sq. metres (705.4 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

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				
			70	75
England, Scotland & Wales				
EU Directive 2002/91/EC				