

FOR
SALE



5 Octavia Place, Kingstone, Hereford HR2 9FL

Shared Ownership £98,000 - Freehold

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

PROPERTY SUMMARY

Situated within this popular village location, a 3 bedroom detached house offered For Sale with a 40% share providing ideal first time buyer/small family accommodation. The property has the added benefit of allocated parking, 3 good size bedrooms, enclosed rear garden, gas central heating, double glazing and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Detached 3 bedroom house*
- *Popular village location*
- *Shared ownership at 40%*
- *Gas central heating & double glazing*
- *Enclosed rear garden*
- *Allocated parking*
- *Must be viewed!*



ROOM DESCRIPTIONS

Canopy Porch

With front entrance door into the

Entrance Hall

With mat-well, fuseboard, radiator, opaque window to the side aspect, fitted carpet, smoke alarm, carpeted staircase leading to the first floor and doors to

Living Room

Fitted carpet, radiator and window to the front aspect.

Downstairs WC

Low flush WC, wash hand-basin, radiator, recessed spotlighting, vinyl flooring.

Kitchen/Dining Room

Fitted with high-gloss matching wall and base units, ample worksurfaces, 1½ bowl stainless steel sink and drainer, 4-ring electric hob, electric oven and extractor over, under-counter space for washing machine, cupboard housing the gas central heating boiler, useful understairs storage cupboard, radiator, vinyl flooring, smoke alarm, space for free-standing fridge/freezer and window and French doors leading out to the rear garden.

First floor landing

Fitted carpet, radiator, smoke alarm, loft hatch and doors to

Bedroom 1

Fitted carpet, radiator, window to the front aspect.

Bedroom 2

Fitted carpet, radiator, window to the rear aspect with countryside views and useful built-in storage cupboard.

Bedroom 3

Fitted carpet, radiator, window to the front aspect.

Bathroom

Suite comprising panelled bath with mains fitment shower over, low flush WC, pedestal wash hand-basin, heated towel rail, recessed spotlighting, opaque window and vinyl flooring.

Outside

To the front of the property there are 2 allocated parking spaces with side access leading to the rear garden. To the rear, French doors lead onto a paved patio area - perfect for entertaining and there is a useful wooden shed and the remainder of the garden is laid to lawn and enclosed by fencing.

Tenure and Possession

Leasehold with 121 years remaining on the Lease. The property is offered For Sale as a 40% share at £98,000 with the full value at 100% being £245,000. The remaining rent and service charge is £409.14 per calendar month to cover the remaining rent of 60% and service charge. Vacant possession on completion.

Services

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

Outgoings

Council tax band D - payable 2023/24 £2181.00

Water and drainage - metered supply.

Money laundering regulations

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

Viewing

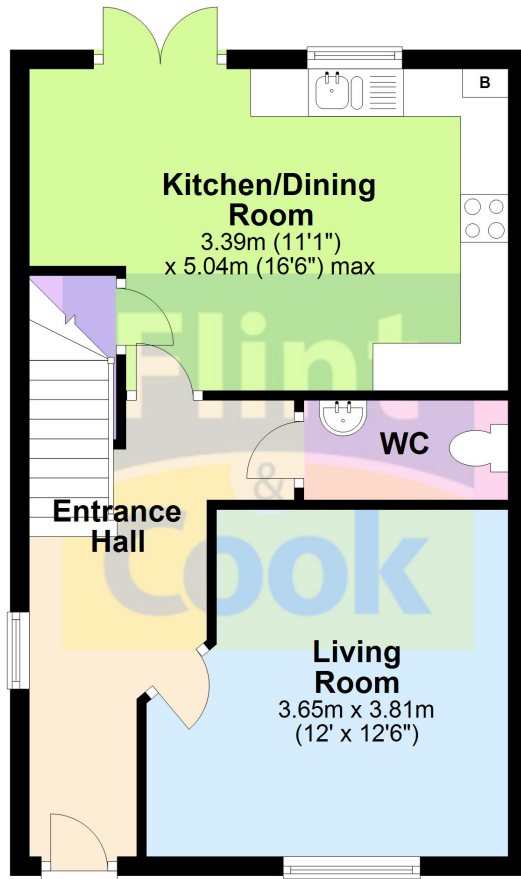
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - streak.football.yesterday

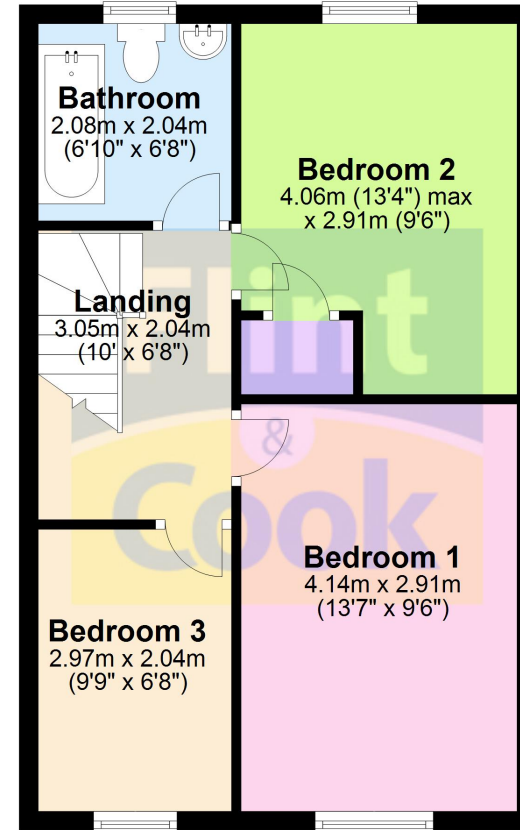
Ground Floor

Approx. 41.8 sq. metres (449.8 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.6 sq. feet)



Total area: approx. 83.3 sq. metres (896.4 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	95
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		