

FOR
SALE



35 Nicholson Court, Bobblestock, Hereford HR4 9LX

£105,000 - Leasehold

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

PROPERTY SUMMARY

Situated in this popular residential location a one bedroom 2nd floor flat making an ideal first time buyer or investment property and being sold with the added benefit of no onward chain. The property has the added benefit of double glazing, electric heating, communal parking and gardens and has recently been redecorated throughout. We highly recommend an internal inspection.

POINTS OF INTEREST

- *Ideal first time buyer/ investor accommodation*
- *One bed 2nd floor flat*
- *No onward chain!*
- *Long lease*
- *Popular residential location*
- *Communal parking & gardens*
- *Double glazing & electric heating*



ROOM DESCRIPTIONS

Ground floor

Communal entrance hall with stairs leading up to the 2nd floor

Flat 35 Entrance door leading into

Entrance hall

With telephone entry system, fuse box, airing cupboard with hot and cold water tanks and fitted shelving and doors into

Bedroom

With double glazed window, ceiling light point and electric points.

Bathroom

Three piece suite comprising panelled bath, wash hand basin and low flush w/c.

Living/dining room

With large double glazed window, ceiling light point, internet and tv point, electric heater and door into

Kitchen

With fitted wall and base units, sink and drainer unit with tiled splashback, double glazed window, ceiling light point, space for freestanding cooker, space for washing machine and for fridge/freezer.

Outside

The property has the use of communal gardens and communal parking.

Agents note

The property has the benefit of an extended lease of 150 years from 2025.

General Information

Tenure & Possession

Freehold - vacant possession on completion.

Services

All mains services are connected. Electric heating.

Outgoings

Council Tax Band A

Water and drainage are payable.

Viewing

Strictly by appointment through the Agents, Flint & Cook
01432 355455

Money Laundering Regulations

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

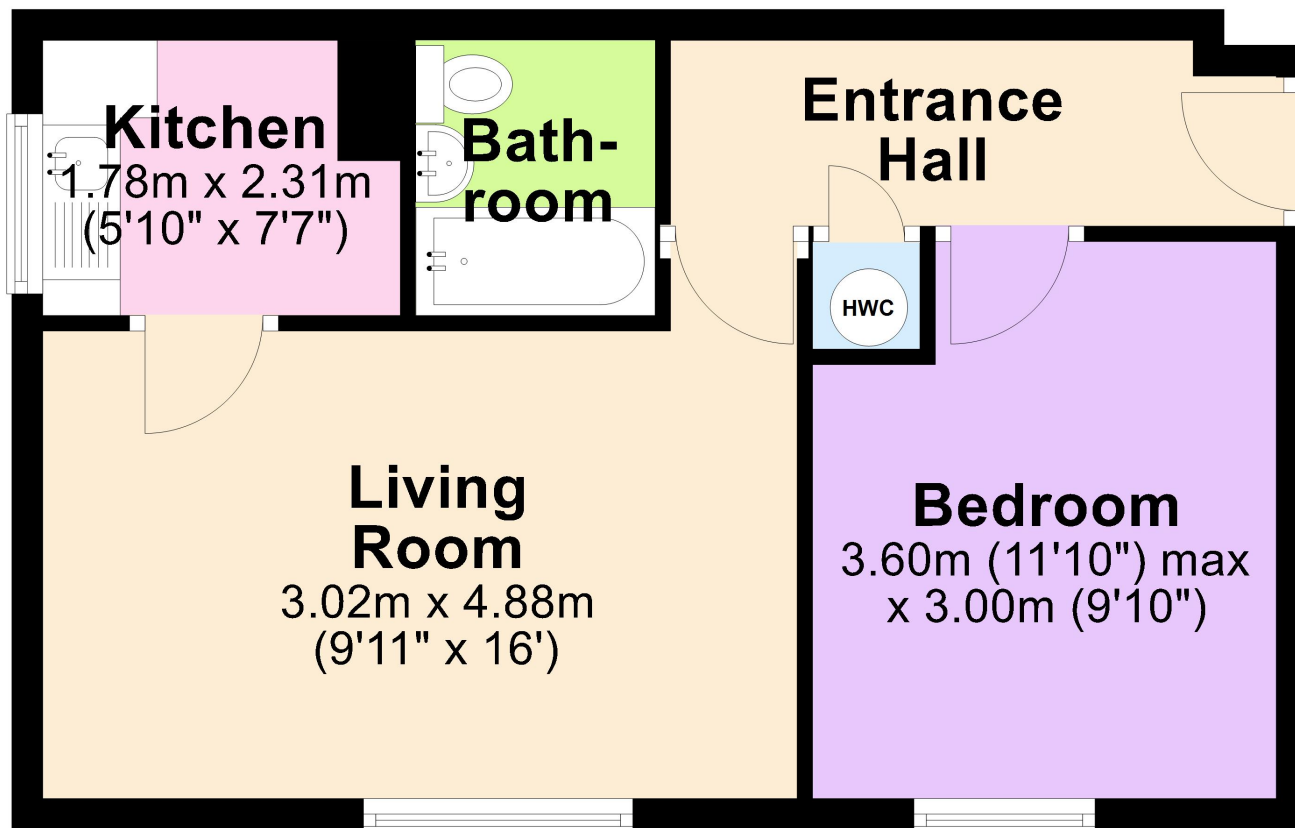
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Second Floor

Approx. 38.9 sq. metres (419.2 sq. feet)



Total area: approx. 38.9 sq. metres (419.2 sq. feet)

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

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