

**FOR  
SALE**



**46 Haston Close, Three Elms, Hereford HR4 0RX**

**£159,950 - Leasehold**

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## PROPERTY SUMMARY

First floor 2 bedroom apartment with fitted kitchen, gas central heating, garden, allocated parking space. No onward chain. Ideal for investment.

## POINTS OF INTEREST

- *2 bedroom apartment*
- *Gas central heating*
- *Garden*
- *Allocated parking space*
- *Ideal for investment*
- *NO ONWARD CHAIN*
- *First Floor Apartment*
- *Viewing advised*



## ROOM DESCRIPTIONS

### **Front entrance door leads to stairs to the**

#### **Landing**

Built-in storage cupboard, radiator, double glazed window.

#### **Kitchen**

Fitted with modern wall and base units, wood effect worksurfaces, 1¼ bowl sink unit, space for electric cooker, washing machine and fridge/freezer, radiator, double glazed window to the front.

#### **Lounge**

Wood effect flooring, double glazed bay window, wood effect electric fire, radiator.

#### **Bedroom 1**

Fitted carpet, radiator and double glazed window to rear.

#### **Bedroom 2**

Fitted carpet, radiator, double glazed window to rear, cupboard housing the gas fired central heating boiler.

#### **Bathroom**

White suite comprising panelled bath with mains shower fitment, pedestal wash hand-basin, low flush WC, vinyl floor covering, double glazed window to side, radiator,

#### **Outside**

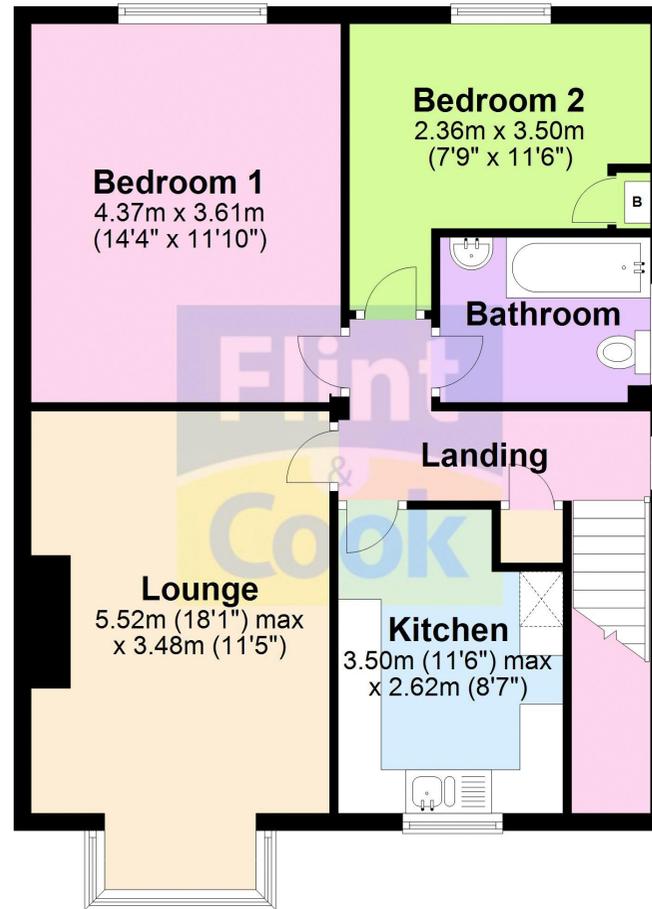
The property is approached by a concrete pathway where there is an external store cupboard adjacent to the front entrance door. There is a shared side access path which leads to the rear garden which is enclosed by hedging and fencing. The access path continues through the neighbouring garden onto the parking area where there is an allocated parking space.

#### **Agents Note**

Leasehold - The vendors are in the process of providing a new lease. Further details available shortly. £40 per annum Ground Rent. No service charge.

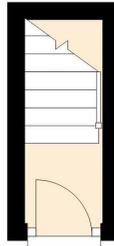
### First Floor

Approx. 67.2 sq. metres (723.6 sq. feet)



### Ground Floor

Approx. 2.1 sq. metres (23.0 sq. feet)



Total area: approx. 69.4 sq. metres (746.5 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+)                                       | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |
|   |          | 71      | 77        |
| England, Scotland & Wales                   |          |         |           |