

FOR
SALE



111 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 a short walk from Hereford City Centre, a ground floor two bedroom flat offering ideal first time buyer/ investor accommodation. The property benefits from gas central heating, double glazing, off road parking, a private garden space and we highly recommend a viewing. The property is also being sold with the added benefit of no onward chain.

POINTS OF INTEREST

- *Ground floor flat*
- *Two double bedrooms*
- *Within walking distance of the City centre*
- *Off road parking & garden*
- *Gas central heating & double glazing*
- *No onward chain!*



ROOM DESCRIPTIONS

Ground floor

With wooden entrance door into

Entrance hall

With fitted carpet, ceiling light point, coat and shoe storage and door leading into

Living room

With fitted carpet, ceiling light point, radiator, double glazed bay window to the front aspect and door leading into

Hallway

With laminate flooring, ceiling light point and doors to

Kitchen/ breakfast room

With fitted wall and base units, ample work surface space, stainless steel 1 1/2 bowl sink and drainer unit, 4 ring gas hob with extractor over and electric double oven below, under counter space for larder fridge and freezer, tumble dryer and integrated washing machine, wood effect flooring, radiator, two double glazed windows, tiled splash backs and door out to the drive and rear.

Bedroom 1

With fitted carpet, light point, radiator, built in wardrobes with mirrored sliding doors, airing cupboard housing the gas central heating boiler and double glazed window to the front aspect.

Bedroom 2

With fitted carpet, radiator, double glazed window to the rear aspect, ceiling light point and an array of built in wardrobes.

Bathroom

Three piece white suite comprising jacuzzi bath with mains fitment shower head over, wash hand basin with storage under, low flush w/c, radiator and double glazed window.

Outside

The property benefits from a lawned area to the rear of the property. There is off road parking and an outside storage shed.

Agents note

Please note that in 2020 the property suffered from water ingress. The property has not suffered since.

Directions

Proceed south out of Hereford over Greyfriars bridge taking the left turning onto Ross Road, take the first left turn after the Welsh Club onto Hinton Road and proceed over the mini roundabout and the property is situated a short distance down immediately after Wyelands Close.

General Information

Tenure & Possession

Leasehold - vacant possession on completion.

A 999 year lease commenced from 1982 (TBC).

The property owns a 50% share of the freehold.

Ground rent - peppercorn

Services

All mains services are connected. Gas-fired central heating.

Outgoings

Council Tax Band B Amount payable £1,905

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.

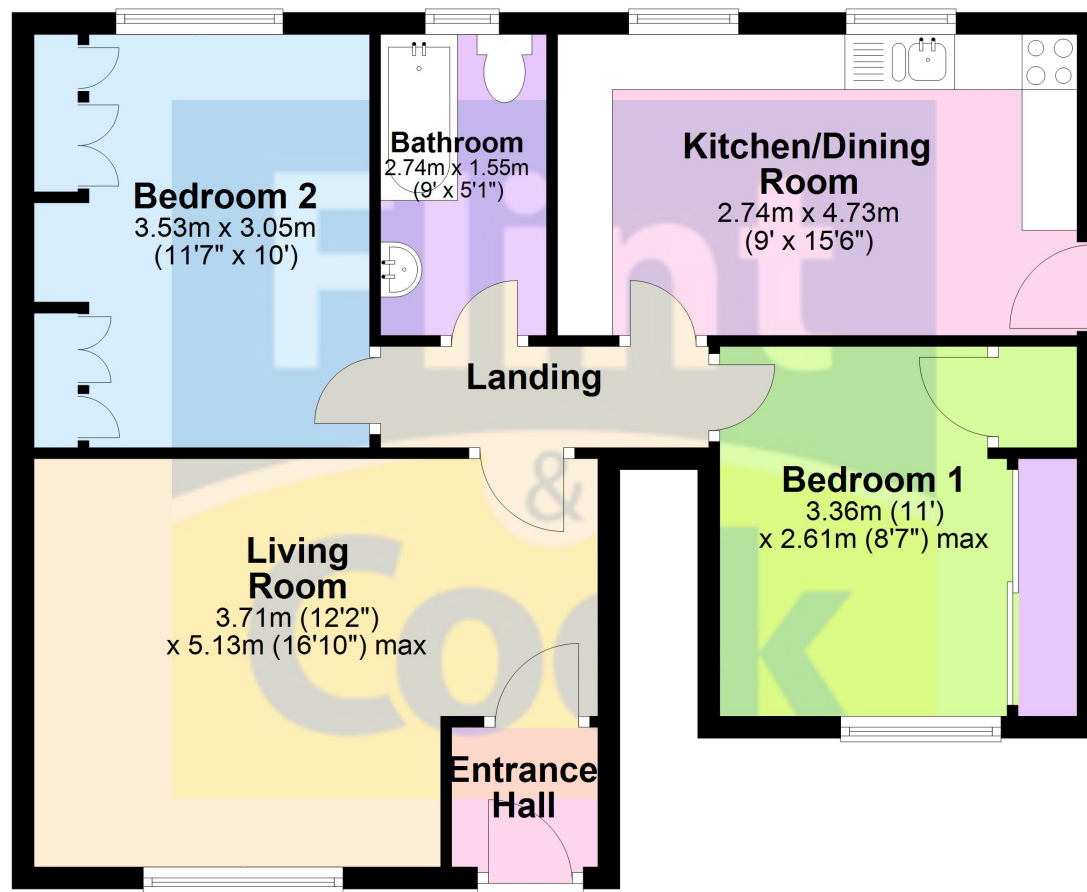
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Ground Floor

Approx. 62.6 sq. metres (673.7 sq. feet)



Total area: approx. 62.6 sq. metres (673.7 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		