



7 CAMPBELL ROAD

HEREFORD HR1 1AD

£167,500
LEASEHOLD

Peacefully situated in this highly sought after location, a spacious 2 bedroom ground floor apartment offering ideal first time buyer or retirement accommodation. The property which is offered for sale with no onward chain has the added benefit of gas central heating, double glazing, an ensuite shower room, a private enclosed garden, allocated parking and we recommend an internal inspection.



7 CAMPBELL ROAD

- Highly sought after location
- Spacious ground floor 2 bedroom apartment
- Ensuite Shower Room
- Allocated parking & private, enclosed garden
- Ideal for first time buyer or retirement
- No onward chain



Ground Floor Communal Entrance Hall

With entrance door through to the

Reception Hall

With tiled floor, radiator, central heating thermostat, large walk in store/cloaks cupboard and door to the

Kitchen

With 1 1/2 bowl sink unit and mixer tap over, a range of wall and base cupboards, work surfaces with splash backs, breakfast bar, radiator, tiled floor, built in oven with 4 ring gas hob, splash back and cooker hood over, double glazed side window with blind, wine rack, space and plumbing for a washing machine, space for a fridge, wall mounted gas central heating boiler and open plan access to the

Living Room

With fitted carpet, 2 radiators, and a range of double glazed windows.

Bedroom 1

With fitted carpet, radiator, double glazed window to the rear, built in store cupboard, built in double wardrobe with mirrored sliding doors and door to the

Ensuite Shower Room

With suite comprising a large double shower with glazed sliding door, low flush WC, pedestal wash hand basin with tiled splashback and mirror with shaver socket over, tiled floor, double glazed window with blind, extractor fan and a radiator.

Bedroom 2

With fitted carpet, radiator, double glazed window to the side

Bathroom

With suite comprising a panelled bath with tiled surround, low flush WC, pedestal wash hand basin and tiled splash back, radiator, double glazed window with blind, extractor fan, recessed spotlighting.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band 'B' - £1,889 for 2025/2026

Water and drainage rates are payable.

Directions

Proceed north out of Hereford city along Commercial Road and continuing on to Aylestone Hill, at the top of the hill turn left at the mini roundabout onto Venns Lane. After approximately 1/2 a mile turn right into Campbell Road.

Viewing Arrangements

Strictly by appointment through the Agent (01885) 488166

Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

Money Laundering Regulations

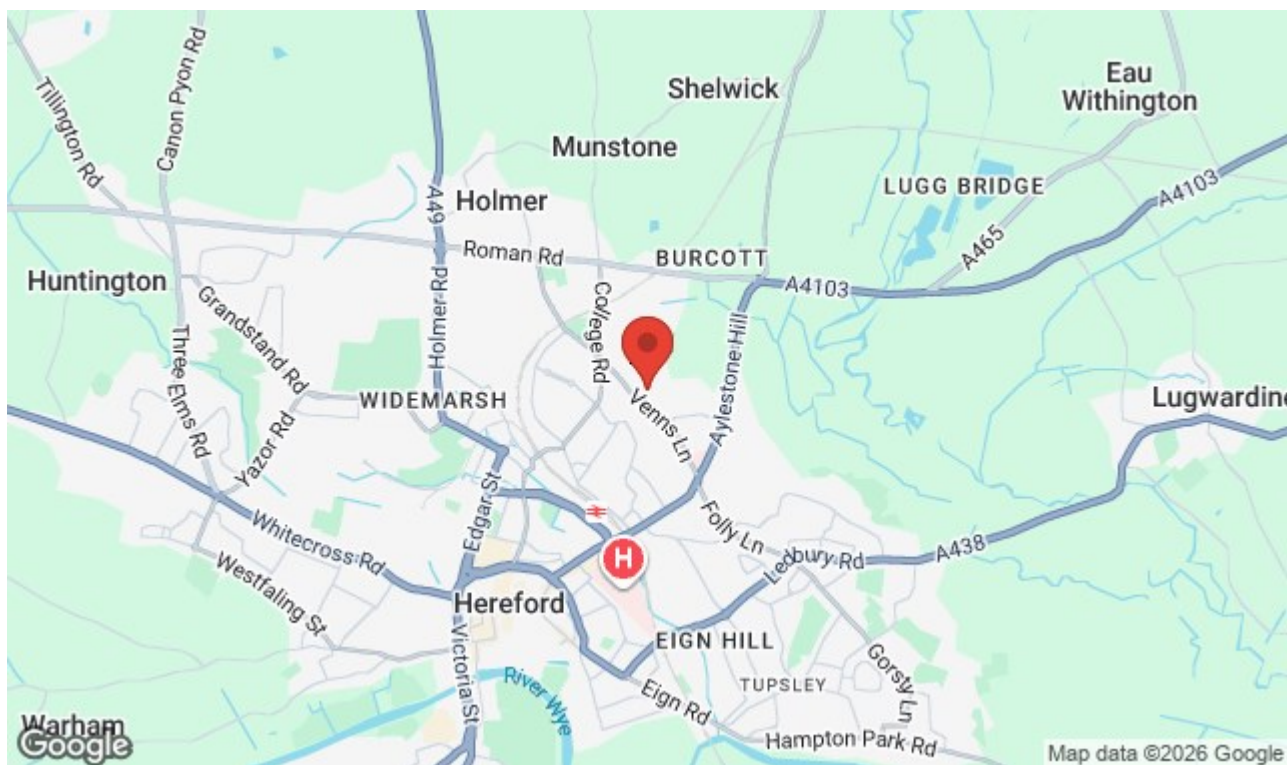
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



Total area: approx. 62.5 sq. metres (672.4 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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