





53 EDGAR STREET

HEREFORD HR4 9JP

£115,000

LEASEHOLD

Situated just a sort walk from Hereford City Centre, a spacious top floor one bedroom flat being sold with the added benefit of no onward chain. The property which offers ideal investor accommodation comprises a large open plan living area, shower room & double bedroom with dressing area. The property also benefits from permit parking. A viewing is highly recommended.

Flint & Cook

53 EDGAR STREET

• Sold with no onward chain! • One bedroom top floor flat • Walking distance to the City Centre • Short lease, ideal for an investor • Electric heating & double glazing • Permit parking available





Ground Floor

With entrance door and intercom system leading into the

Communal Entrance Hall

With stairs leading to the second floor, with entrance door leading into

Flat 5, Clyde House

Entrance Hall

With wood effect flooring, coving, ceiling light point, coat storage and doors into

Open Plan Living/Kitchen/Dining Area

A white kitchen comprising fitted wall and base units with ample work surfaces over and tiled splash backs, stainless steel 1 1/2 bowl sink and drainer unit, four ring induction hob and oven below, space and plumbing for washing machine and space for a freestanding fridge/freezer. Ample space for both living and dining with two double glazed windows, wall mounted electric heater and central ceiling light.

Shower Room

Comprising fitted corner shower cubicle with tiled surround and electric shower, pedestal wash hand basin with tiled splash back, low flush w/c and ceiling light point.

Dressing/Storage Area

With fitted carpet, loft hatch, ample space for wardrobes and storage and door into the

Bedroom

With fitted carpet, wall mounted electric heater, ceiling light point and double glazed window to the rear aspect.

Outside

The property benefits from permit parking within the private driveway space.

Directions

From Hereford City Centre, proceed North towards Edgar Street. After the roundabout, the property is situated immediately on the left hand side as indicated by the agents for sale board.

Money Laundering

Prospective purchasers will be asked to produce 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

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity and drainage are connected. Electric heating.

Residential lettings & property management

We operate a first class residential lettings and

property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

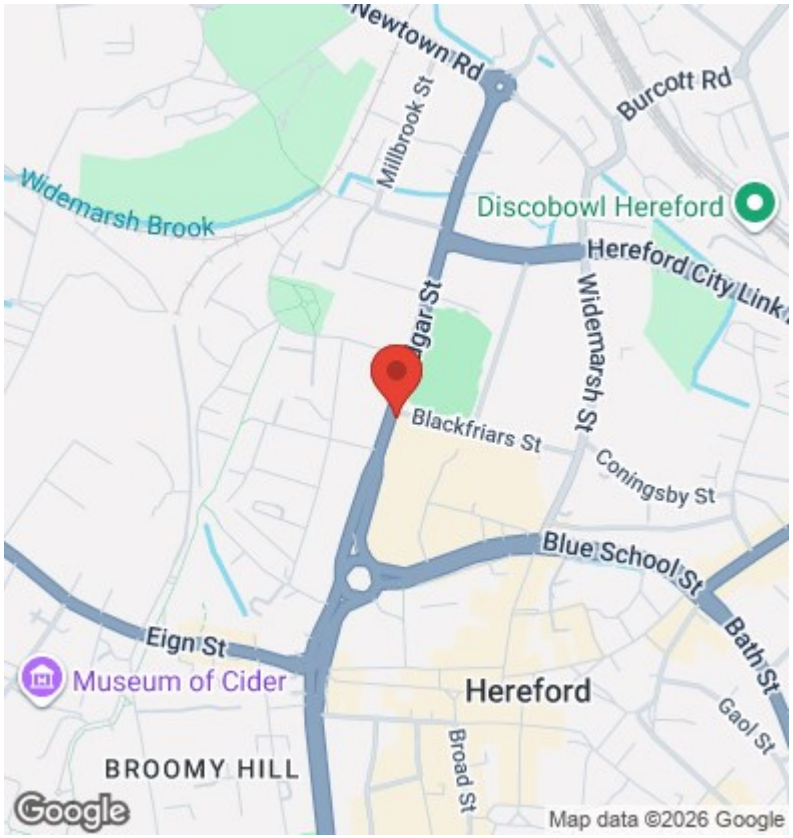
Leasehold - vacant possession on completion.

62 Years remaining

Service charge & ground rent - £720 per annum.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.



53 EDGAR STREET

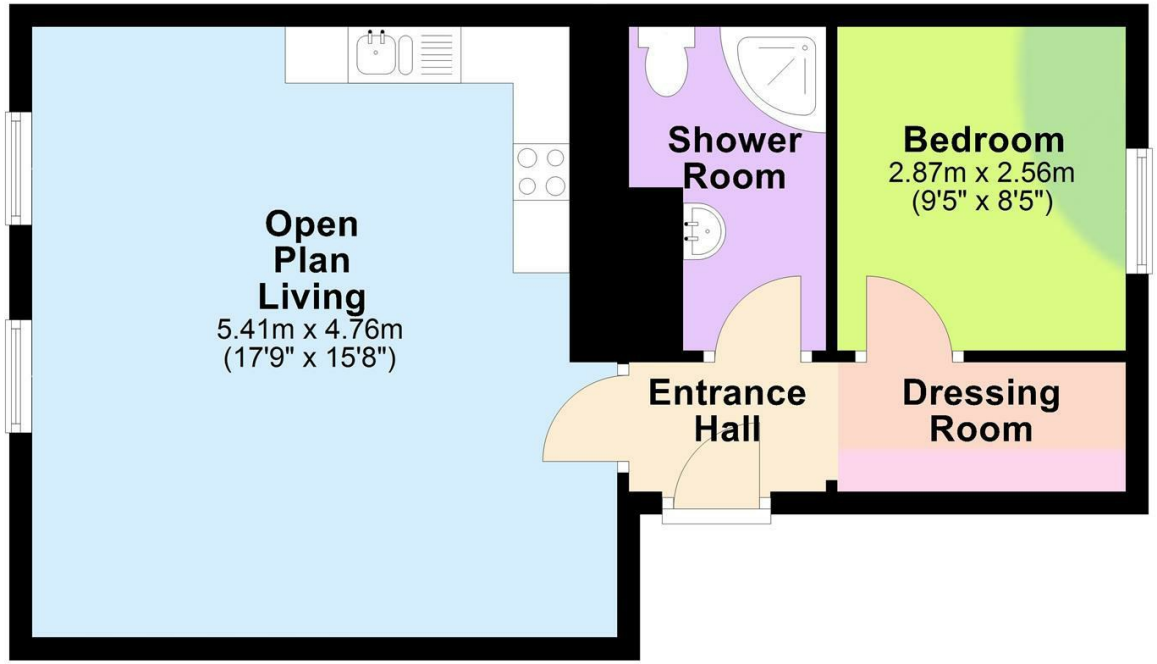




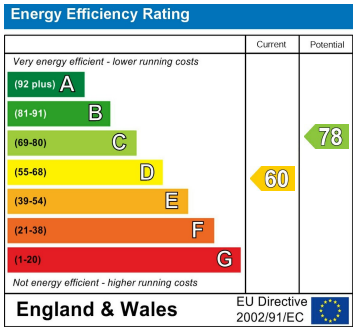


Ground Floor

Approx. 44.3 sq. metres (476.9 sq. feet)



Total area: approx. 44.3 sq. metres (476.9 sq. feet)



EPC Rating: D HEREFORD Council Tax Band: A

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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk