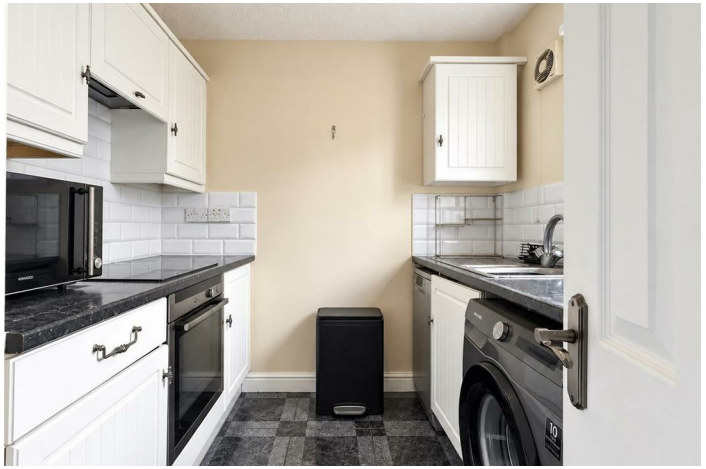






19 REGENT GARDENS

HEREFORD HR1 1EZ

Asking Price £110,000

LEASEHOLD

Situated in this popular residential location and offering an ideal purchase for a first time buyer is this fantastic three bedroom semi detached property being sold as a 50% shared ownership. The property is being sold with the benefit of no onward chain.

Flint & Cook

19 REGENT GARDENS

• Three bedrooms, Two receptions • 50% shared ownership • Modern semi detached house • Sold with no onward chain • Gas central heating & double glazing • Ideal for a first time buyer/family





Ground Floor

With canopy porch and entrance door leading into the

Entrance Hall

With fitted carpet, a ceiling light point, radiator, wall mounted fuse box, stairs leading up to the first floor and door into the

Living Room

A spacious lounge with a central ceiling light, fitted carpet, radiator, double glazed window to the front aspect with a fitted blind, useful under stair storage cupboard and a large archway leading into the

Dining Room

With fitted carpet, radiator, ceiling light point, door into the kitchen and double glazed french doors to the rear garden.

Kitchen

Comprising a range of wall and base units with ample work surface space over, stainless steel 1 1/2 bowl sink and drainer unit with tiled splash backs, four ring electric hob with oven below, under counter space and plumbing for a slimline dishwasher and washing machine, space for a freestanding fridge/freezer and further under counter space for a tumble dryer, there is a double glazed window to the rear aspect and a wall mounted gas central heating boiler.

First Floor Landing

With fitted carpet, a ceiling light point, loft hatch, airing cupboard housing the hot water cylinder and doors to

Bedroom One

A spacious main bedroom with fitted carpet, a ceiling light point, radiator and double glazed window with fitted blind to the front aspect.

Bedroom Two

A spacious second bedroom with fitted carpet, ceiling light point, radiator, ample space for wardrobes and a double glazed window to the rear aspect.

Bedroom Three

A single bedroom with fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect.

Bathroom

Three piece white suite comprising a p shaped panelled bath with tiled surround and electric shower over, wash hand basin, low level w/c, radiator and double glazed window.

Outside

To the front there is a tarmac driveway providing off road parking for several vehicles with access to the large wooden storage shed. The remainder of the front is laid to lawn with a paved pathway leading to

the front door. To the rear, the French doors open onto a paved patio with access to the rear of the storage shed and with a pathway leading to a raised area of decking bordered by areas of lawn and enclosed by fencing.

Directions

Proceed north out of Hereford along Commercial Road, crossing over the railway bridge and then turning left onto Barrs Court Road, at the mini roundabout take the second left onto Kingsway, first left into Kings Crescent and then left again into Regent Gardens.

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, drainage and gas are connected. Gas-fired central 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.
50% shared ownership
Monthly rent - £216.93
Service charge & ground rent - £22.67 per month
Buildings Insurance £11.44
Total per month - £254.04
Lease Length - 99 years commenced October 1992 with 65 years remaining.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

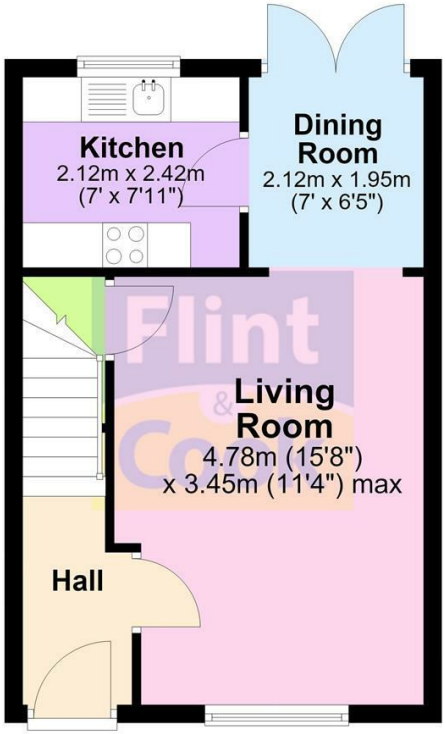
19 REGENT GARDENS



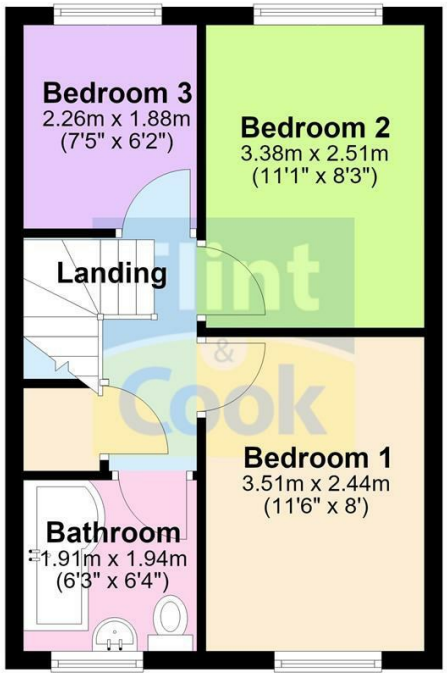




Ground Floor
Approx. 31.3 sq. metres (337.1 sq. feet)

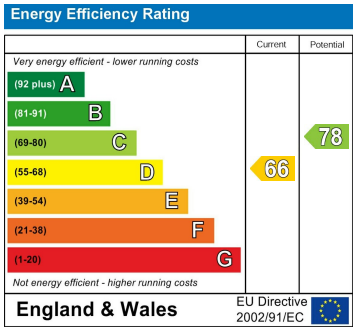


First Floor
Approx. 31.4 sq. metres (337.5 sq. feet)



Total area: approx. 62.7 sq. metres (674.6 sq. feet)





EPC Rating: D Hereford Council Tax Band: C

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