



31A MOUNT CRESCENT

TUPSLEY, HERFORD HR1 1NQ

£185,000
LEASEHOLD

Situated in this popular residential location a unique ground floor 3 double bedroom flat offering ideal first buyer/investor accommodation. The property has the added benefit of gas central heating, double-glazing, 3 double bedrooms and allocated off-road parking. We highly recommend an internal inspection.



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- Must be viewed
- 3 double-bedrooms
- No onward chain
- Ground Floor Flat
- Ideal first time buyer/ investor accommodation
- Popular residential location



Full Description

Situated in this popular residential location a unique ground floor 3 double bedroom flat offering ideal first buyer/investor accommodation. The property has the added benefit of gas central heating, double-glazing, 3 double bedrooms and allocated off-road parking. We highly recommend an internal inspection.

Kitchen

fitted with matching base and wall units, ample work surface space, stainless steel sink and drainer, electric oven and gas hob, under counter space for washing machine, space for free standing fridge/freezer, dual aspect double-glazed windows, wall mounted gas central heating boiler, useful pantry cupboard and door to

Viewing

Strictly by appointment through the Agent, Flint & Cook (01432) 355455.

Directions

Proceed out of Hereford past the Fire Station towards Ledbury Road, continue to the next roundabout taking the second exit, past the Rose & Crown public house, continue to the traffic lights going straight over on to Mount Crescent. Continue along Mount Crescent bearing round to the right where the property will be situated on the left-hand side as indicated by the Agent's For Sale Board.

Bedroom 1

with laminate flooring, two double-glazed windows and radiator.

Bedroom 2

with laminate flooring, radiator and double-glazed window.

Ground Floor

with entrance door leading to

WC

with laminate flooring, low flush WC, radiator, double-glazed window and ceiling light point.

Outgoings

Council tax band A payable 2024/25 £1538.23. Water and drainage rates are payable. The Lease is 999 years commenced 14th December 1960. No service charge or ground rent.

Entrance Hall

with laminate flooring, gas central heating thermostat, two radiators, storage cupboard, two ceiling light points and door to

Bedroom 3

with laminate flooring, double-glazed window and radiator.

Lounge/Dining Room

with laminate flooring, double-glazed window, double-glazed sliding doors leading to the private garden space, feature fireplace and coving.

Services

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

Bathroom

with panelled bath and shower head over, pedestal wash hand basin with tiled splashback, two double-glazed windows, radiator, ceiling light point and storage cupboard with fitted shelving.

Outside

There is a private paved garden enclosed by hedging and fencing, two allocated parking spaces and single garage with up and over door to front (but is in need of some TLC).

Money laundering

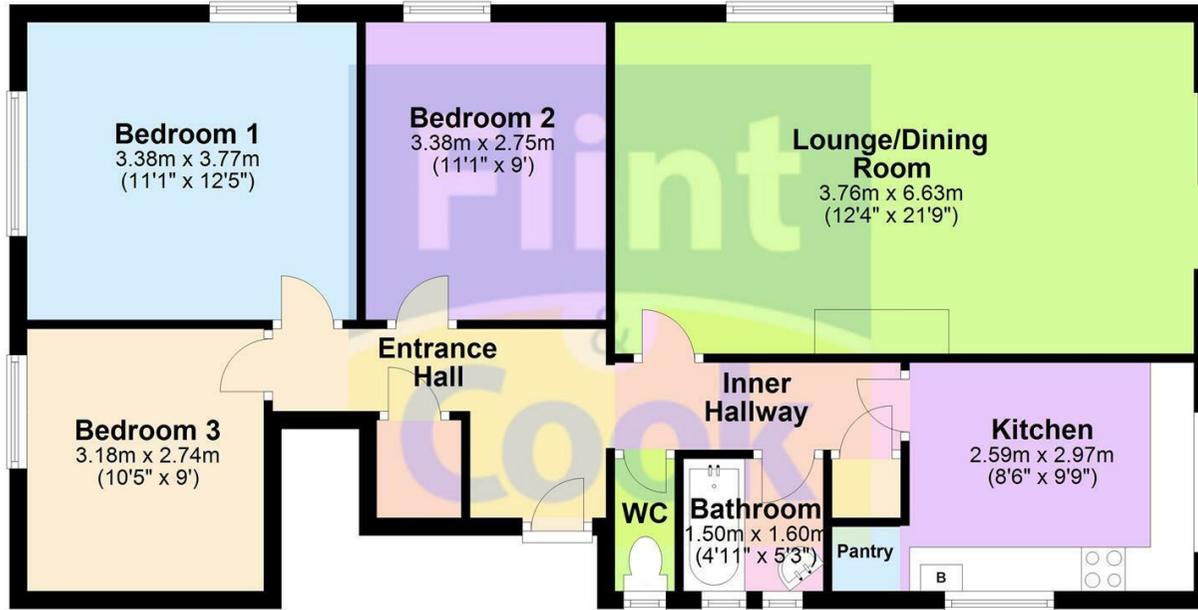
Prospective purchasers will be asked to provide address verification, photo identification and proof of funds at the time of making an offer.

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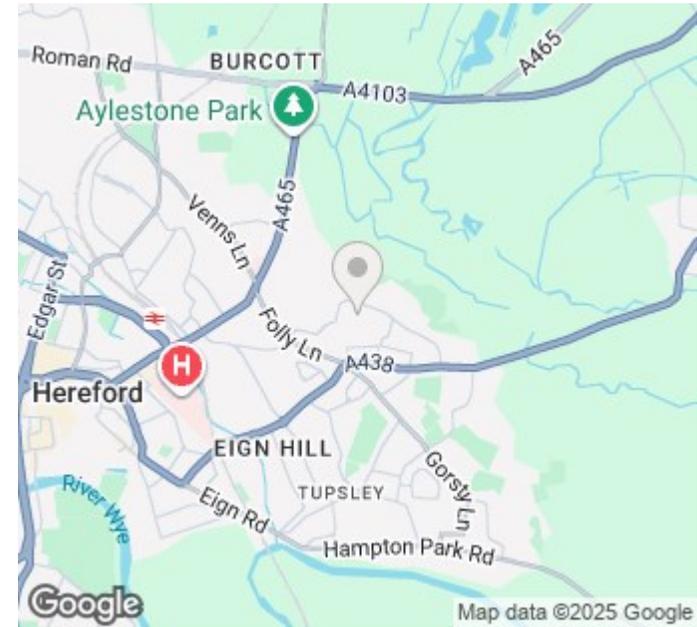
Ground Floor

Approx. 81.2 sq. metres (873.7 sq. feet)



Total area: approx. 81.2 sq. metres (873.7 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C	75	77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: C 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

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