



120 WHITTERN WAY

TUPSLEY, HEREFORD HR1 1PF

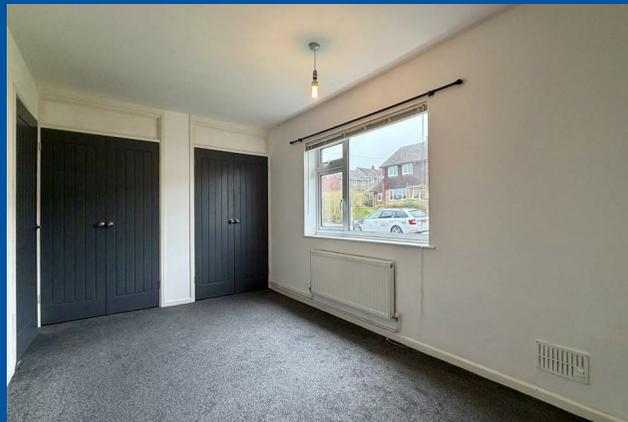
£165,000
FREEHOLD

Situated in this popular residential location, a well presented and modernised two bedroom ground floor flat offering ideal accommodation for first time buyers/ investors or those looking to downsize. The property benefits from two double bedrooms, a modern kitchen & shower room, a private garden area, gas central heating & double glazing. Being sold with no onward chain, a viewing is highly recommended.



120 WHITTERN WAY

- Sold with no onward chain
- Two bedrooms, modern kitchen & bathroom
- Ground floor flat
- Popular residential location
- Ideal for a first time buyer/ investor or someone downsizing
- Gas central heating & double glazing



Ground Floor

With upvc entrance door leading into the

Entrance Hall

With matwell, fitted carpet, ceiling light point, double glazed window and door into the

Lounge/Dining Room

With fitted carpet, two radiators, two ceiling light points, smoke alarm, two double glazed windows, useful storage cupboard housing the gas meter and doors leading into the

Kitchen

A modern fitted kitchen with matching wall and base units with ample work surface space over and tiled splash backs, integrated appliances to include, fridge/freezer, washing machine, four ring electric hob and oven with cooker hood over, sink and drainer unit, double glazed window, radiator, ceiling light point, cupboard housing the gas central heating boiler.

Inner Hallway

With fitted carpet, ceiling light point and doors to

Bedroom One

With fitted carpet, radiator, ceiling light point, double glazed window and two double built in wardrobes.

Bedroom Two

With fitted carpet, ceiling light point, radiator, double glazed window and double built in wardrobe.

Shower Room

A modern fitted shower room comprising corner shower

cubicle with mains fitment shower head over and panelled surround, low flush w/c, wash hand basin with storage under, chrome heated towel rail, recess spotlights and double glazed window.

Outside

The property benefits from a useful outside store with power, an outside shed and a private garden area laid to patio enclosed by fencing. Useful outside tap and outside power points.

Directions

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

Freehold - vacant possession on completion.

Viewing Arrangements

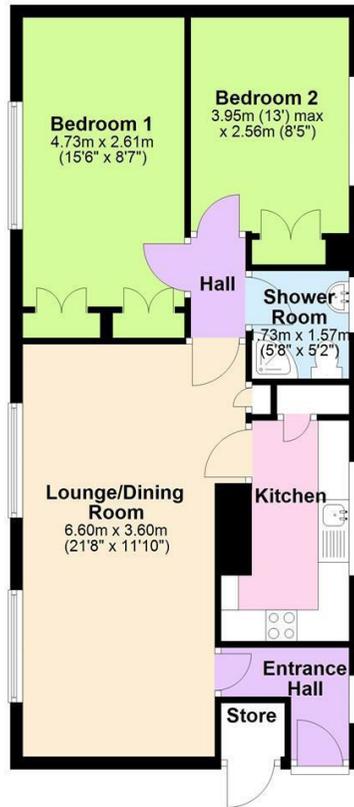
Strictly by appointment through the Agent (01432)

355455.

120 WHITTERN WAY

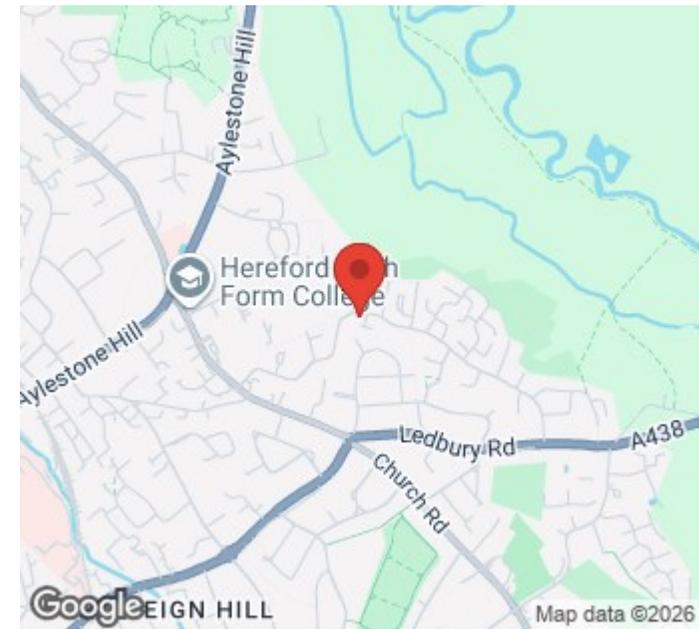


Ground Floor
Approx. 62.4 sq. metres (671.1 sq. feet)



Total area: approx. 62.4 sq. metres (671.1 sq. feet)

EPC Rating: D **Council Tax Band: A**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

