



12 PLUMPTON AVENUE

BOBBLESTOCK, HERFORD HR4 9TZ

£197,500
FREEHOLD

Situated in this popular residential area, a well presented two bedroom mid terraced house offering ideal first time buyer/ investor accommodation. The property benefits from a south facing rear garden and allocated parking. A viewing is highly recommended.



12 PLUMPTON AVENUE

- Sold with no onward chain
- Popular residential location
- Two bedroom mid terraced house
- Ideal for a first time buyer
- Allocated parking & south facing garden
- Must be viewed!



Ground Floor

With double glazed doors opening into the

Entrance Porch

With tiled floor, ceiling light point, double glazed windows and upvc door into the

Lounge/Dining Room

With wood effect flooring, carpeted stairs leading up, large double glazed window to the front aspect, wall mounted electric heater, ceiling light point, wall mounted fuse box, dado rail and door leading into the

Kitchen

A modern fitted kitchen with white gloss matching wall and base units, ample work surface space, stainless steel sink and drainer unit, four ring induction hob with electric oven below, under counter space for washing machine and tumble dryer and space for a freestanding fridge/freezer, there is a double glazed window and door out to the rear garden.

First Floor Landing

With fitted carpet, ceiling light point, smoke alarm and doors to

Bedroom One

With fitted carpet, double glazed window to the front aspect, ceiling light point, wall mounted electric heater, airing cupboard housing the hot water cylinder and large built in wardrobe with double bi-folding doors.

Bedroom Two

With fitted carpet, ceiling light point, wall mounted

electric heater, double glazed window to the rear aspect and loft hatch.

Bathroom

Three piece white suite comprising panelled bath with electric shower over and fully tiled surround, low flush w/c, wash hand basin with storage under and double glazed window.

Outside

To the rear there is a low maintenance south facing rear garden, laid to patio with an area of lawn, enclosed by fencing with useful rear access gate. The property benefits from two allocated parking spaces.

Directions

Proceed west out of Hereford along Whitecross Road, at the roundabout take the third exit onto Three Elms Road and take the right turning onto Sandown Drive, follow the road and turn right onto Kempton Avenue, take the second right turning onto Plumpton Avenue and the property is situated in the far right corner.

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.

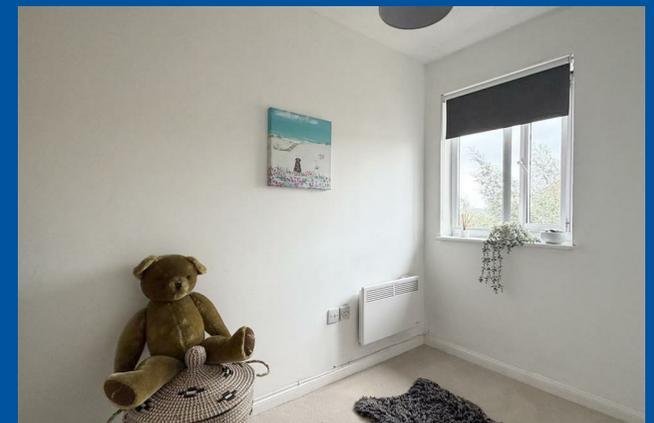
Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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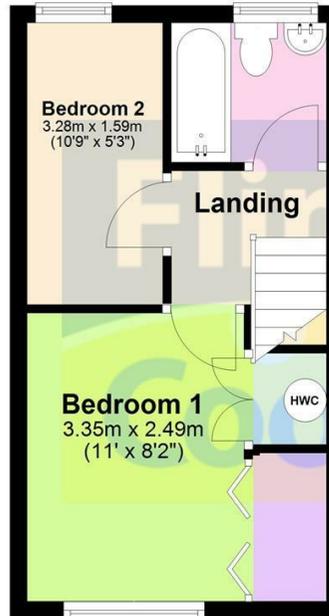
Ground Floor

Approx. 24.4 sq. metres (262.6 sq. feet)



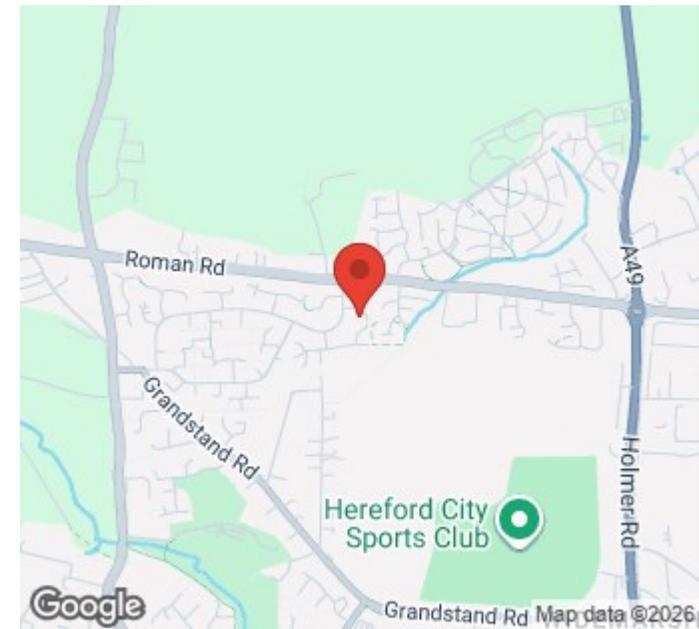
First Floor

Approx. 23.4 sq. metres (252.0 sq. feet)



Total area: approx. 47.8 sq. metres (514.6 sq. feet)

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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

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