



## 65 NICHOLSON COURT BOBBLESTOCK, HEREFORD HR4 9TD

£115,000  
LEASEHOLD

Situated in a popular residential location a one bedroom first floor flat with no onward chain and ideal for first time buyers or investment. The flat benefits from a refitted kitchen and bathroom, double glazing and electric heating. Viewing advised!



# 65 NICHOLSON COURT

- Popular residential location
- One bedroom first floor flat
- No onward chain
- Ideal for first time buyers or investors
- Refitted kitchen & bathrooms
- Double glazing & electric heating



## Ground floor

With entrance door leading into the communal entrance hallway with stairs leading to the first floor and entrance door leading into the

## Entrance hallway

With fitted carpet, telephone entry system, ceiling light point, smoke alarm, wall mounted fuse box, large built in double storage cupboard, airing cupboard housing the water cylinder and doors to

## Living/dining room

With fitted carpet, ceiling light point, large double glazed window, night storage heater, telephone, internet and tv point, ample space for both living and dining with glazed door into the

## Kitchen

Fitted with matching wall and base units, ample work surface space over with tiled splash backs. Stainless steel sink and drainer unit, four ring electric hob with oven below and extractor over, under counter space for washing machine and fridge, double glazed window, vinyl flooring and ceiling light point.

## Bedroom

With fitted carpet, ceiling light point, double glazed window and ample space for wardrobes.

## Bathroom

Modern three piece white suite comprising panelled bath with electric shower over and tiled surround, low flush w/c, wash hand basin with storage below and tiled splash back, heated towel rail and vinyl flooring.

## Directions

Proceed west out of Hereford along Whitecross Road, at the monument roundabout take the 3rd exit onto Three Elms Road then take the right hand turning towards Sandown Drive, proceed into Sandown Drive and Nicholson Court is situated a short distance on the left hand side.

## 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.

### Tenure & Possession

Leasehold - vacant possession on completion.

Lease -104 years remaining.

Service charge £70pcm

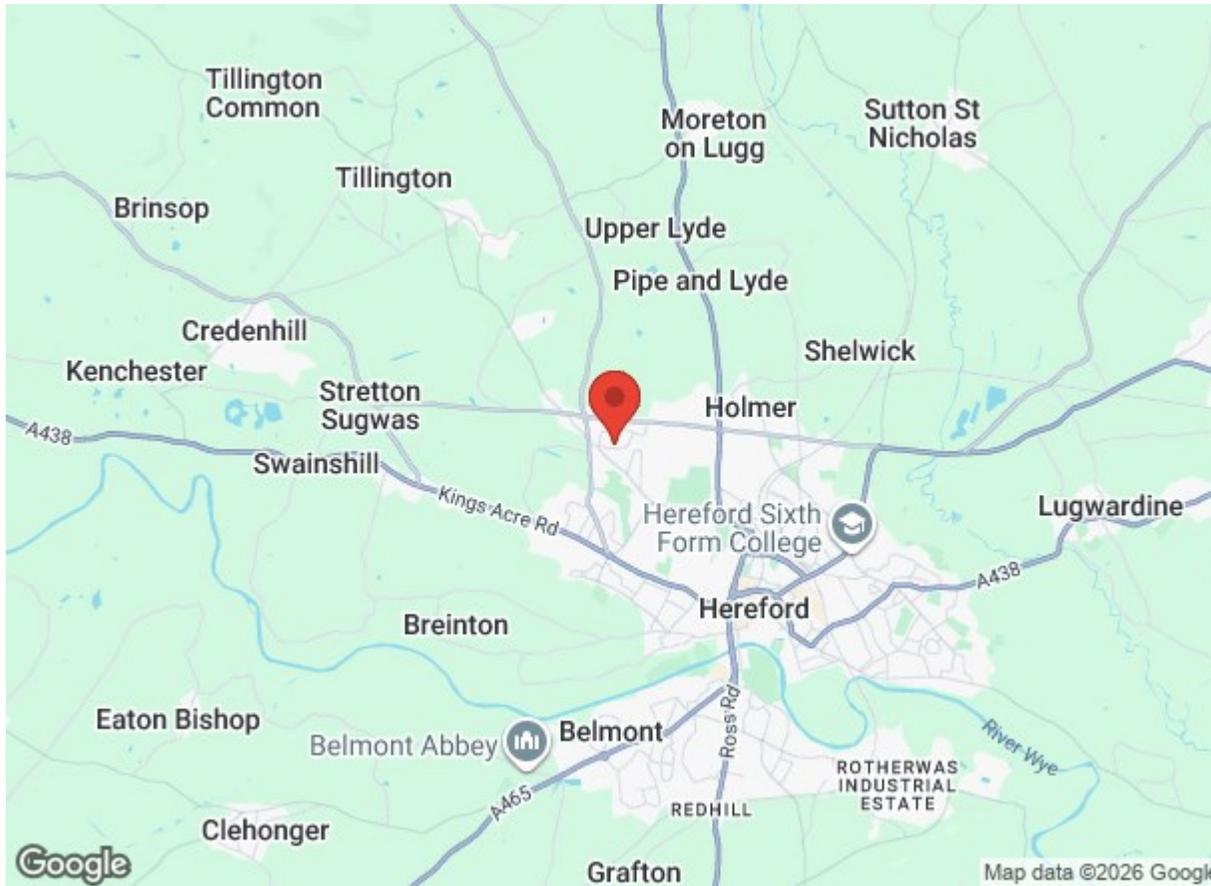
Ground rent £60 per annum

Each flat owns an equal share of the freehold.

### Viewing Arrangements

Strictly by appointment through the Agent (01432)

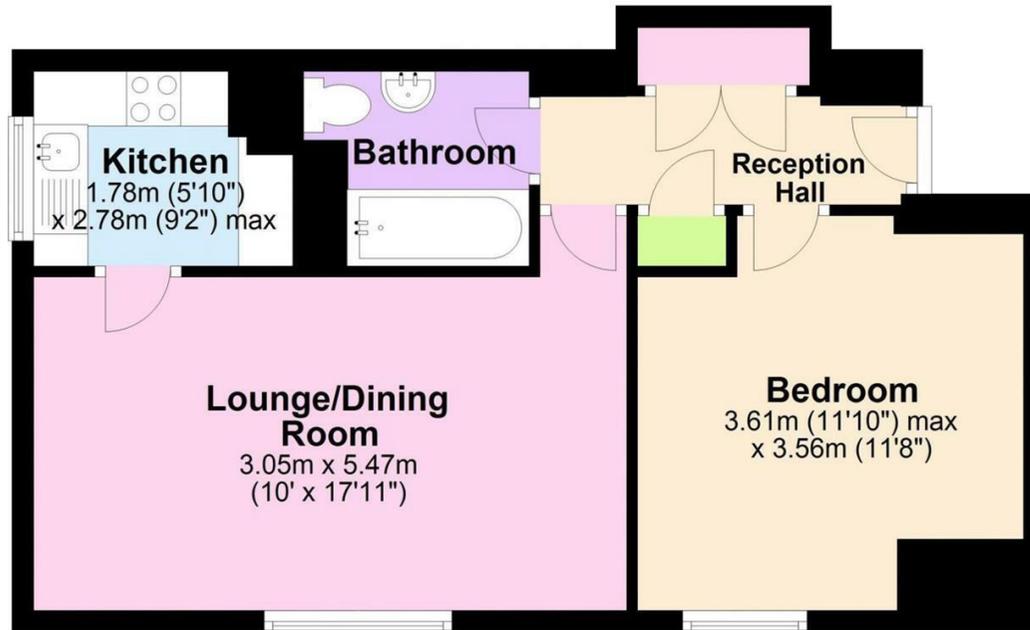
355455.



## 65 NICHOLSON COURT



# Floor Plan



Total area: approx. 44.2 sq. metres (475.4 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

**65 Nicholson Court, Bobblestock, Hereford**

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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