



16 RIPON WALK

BOBBLESTOCK, HERFORD HR4 9UF

£195,000
FREEHOLD

Situated in this popular residential location, an immaculately presented 2 bedroom mid-terraced house offering ideal first-time buyer/investor accommodation. The property has the added benefit of a modern kitchen and bathroom, newly installed gas central heating, double glazing, allocated parking and we highly recommend an internal inspection.



16 RIPON WALK

- Must be viewed!
- Immaculately presented throughout
- Ideal first time buyer/ investor accommodation
- 2 Bedroom mid-terraced house
- Popular residential location
- Gas central heating & double glazing



Canopy Porch

With uPVC entrance door leading into the

Lounge/Dining Room

Wooden laminate flooring, radiator, double glazed window to the front aspect, contemporary wood panelling, carpeted stairs leading to the first floor with useful storage space under, smoke alarm and door leading into the

Modern Kitchen

Fitted with matching wall and base units, ample worksurfaces, 4-ring electric hob and electric oven, 1½ bowl sink and drainer unit with tiled splashback, under-counter space for washing machine, integrated fridge, integrated slimline dishwasher, double glazed window and double glazed door leading out to the rear garden.

Landing

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

Bedroom 1

With wooden laminate flooring, radiator, double glazed window to the front aspect, panelled wall, built-in airing cupboard housing the gas central heating boiler and built in double wardrobe with fitted rail and wooden shelving.

Bedroom 2

With laminate flooring, radiator, loft hatch, panelled wall, ceiling light point and double glazed window to the rear aspect.

Bathroom

White suite comprising panelled bath with shower over, pedestal wash hand-basin, low flush WC, tiled floor and fully tiled surround, opaque double glazed window to the rear aspect, extractor and heated towel rail.

Outside

To the front of the property there is a concrete paved pathway leading to the front entrance door and the remainder of the front garden is laid to stone for easy maintenance. To the rear there is a low maintenance rear garden with a raised composite decked area - perfect for entertaining with a stone border leading onto a further patio area. There is a large timber storage shed, outside power point, outside tap and rear access gate leading to the allocated parking. The garden is enclosed by fencing to maintain privacy.

Directions

Proceed west out of Hereford City centre along Whitecross Road and take the 3rd exit at the Monument roundabout onto Three Elms Road. Continue along Three Elms Road, then take the right hand turning onto Sandown Drive. Continue along Sandown Drive and, on reaching the T-junction, turn right onto Kempton Avenue and then take the 1st right onto Fakenham Drive and then take the 1st right at the T-junction which leads to the rear of the property and the allocated parking, as indicated by the Agent's FOR SALE board. What3words - snow.fake.poetic

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

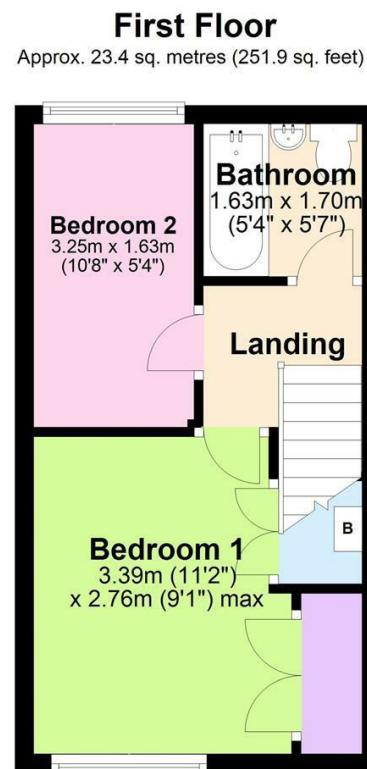
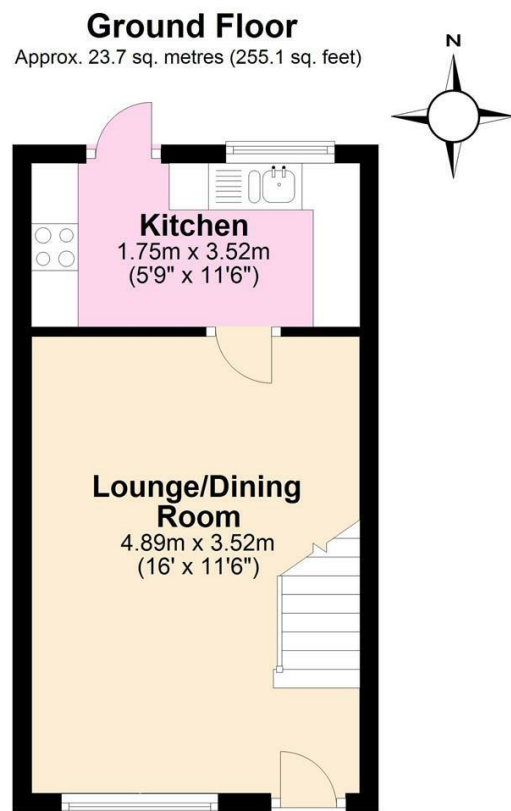
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

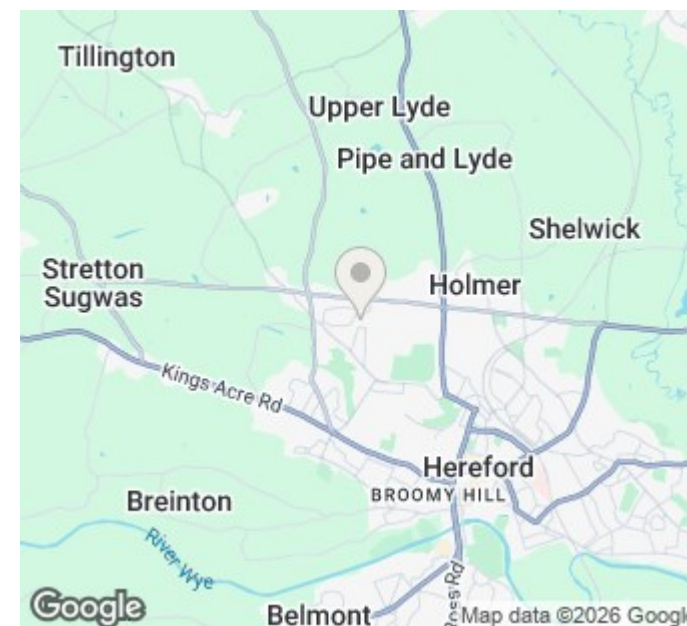
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Total area: approx. 47.1 sq. metres (507.0 sq. feet)

EPC Rating: **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		
(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

