





# 19 OAK FIELD ROAD

## HEREFORD HR2 6SD

**Asking Price £102,900**

**LEASEHOLD**

Situated in this popular residential location south of Hereford City, a first floor two bedroom flat offering ideal first time buyer accommodation and being sold at 70% market value on the low cost housing scheme. The property benefits from allocated parking and we highly recommend an internal inspection.

Flint & Cook

# 19 OAK FIELD ROAD

• Ideal first time buyer home • Two bedrooms • 70% Low cost ownership • Well presented throughout • Must be viewed! • Modern first floor flat





## Ground Floor

With communal entrance door leading into the entrance hall with stairs leading to the first floor where you have the entrance door for

## Flat 19

With entrance door leading into the

## Entrance Hallway

With wood effect flooring, two ceiling light points, coving, ample space for coat and shoe storage, airing cupboard housing the hot water cylinder and doors to

## Lounge/Dining Room

With wood effect flooring, coving, two ceiling light points, ample space for both living and dining, double glazed window to the side aspect and french doors with a Juliet balcony to the rear, the space opens into the

## Kitchen

Fitted with matching wall and base units with ample work surface space over, stainless steel sink and drainer unit, integrated four ring electric hob with oven below and cooker hood over, integrated fridge/freezer, under counter space for a washing machine, tiled floor, ceiling light point and double glazed window.

## Bedroom One

A spacious double bedroom with fitted carpet, ceiling light point, electric heater, double glazed window and double built in wardrobe with mirrored sliding doors.

## Bedroom Two

With wood effect flooring, ceiling light point, electric radiator and double glazed window.

## Bathroom

Three piece white suite comprising a large p shaped panelled bath with tiled surround and mains fitment shower head over, pedestal wash hand basin with tiled splash back, low flush w/c, tiled floor, electric heater, ceiling light point and extractor.

## Outside

The property benefits from one allocated parking space and also has the benefit of ample on street parking.

## Directions

Proceed south out of Hereford on the A49 Ross Road, after passing the former Broadleys public house turn left at the traffic lights on to Bullingham Lane, turn right at the first roundabout, left at the second, and then Oak Field Road is on your left -hand side after approximately 150 yards.

## Agents Note

1. The property is sold at 70% share of the market value and there is an application process that would need to be made via Herefordshire Council.
2. Any prospective buyer has to be assessed by Strategic Housing at Herefordshire Council. This is to show evidence that they require Affordable Housing and will also need to have a local connection to Herefordshire. Please email Strategic Housing - housingdevelopment@herefordshire.gov.uk

## 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

Leasehold- vacant possession on completion.

Lease with 189 years beginning 1 April 2007 with 170 years remaining,

Service charge - £56.88

Ground rent - peppercorn

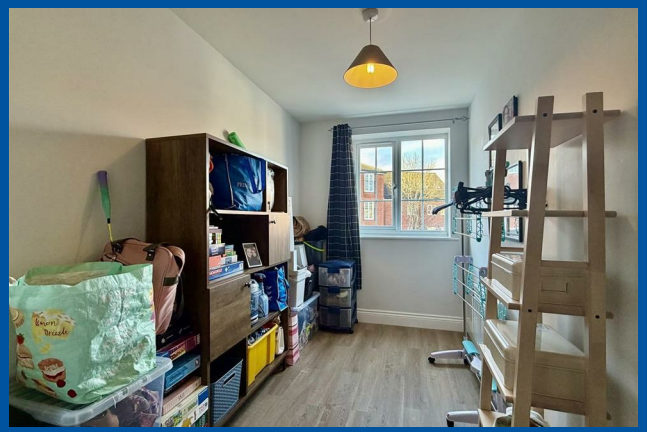
### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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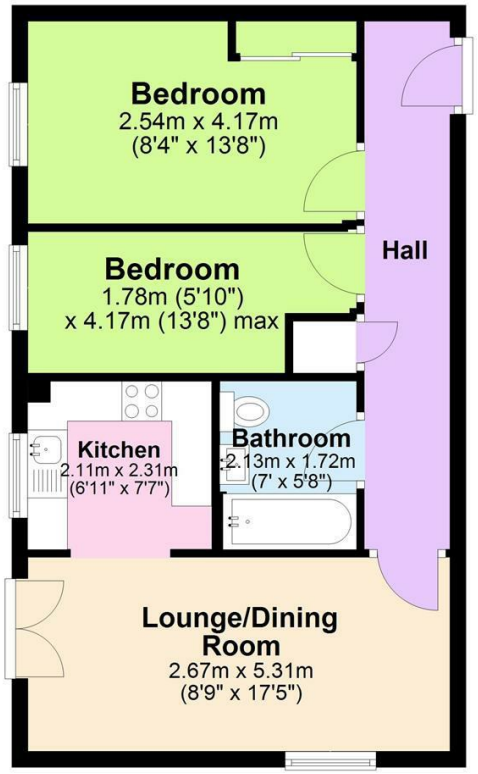




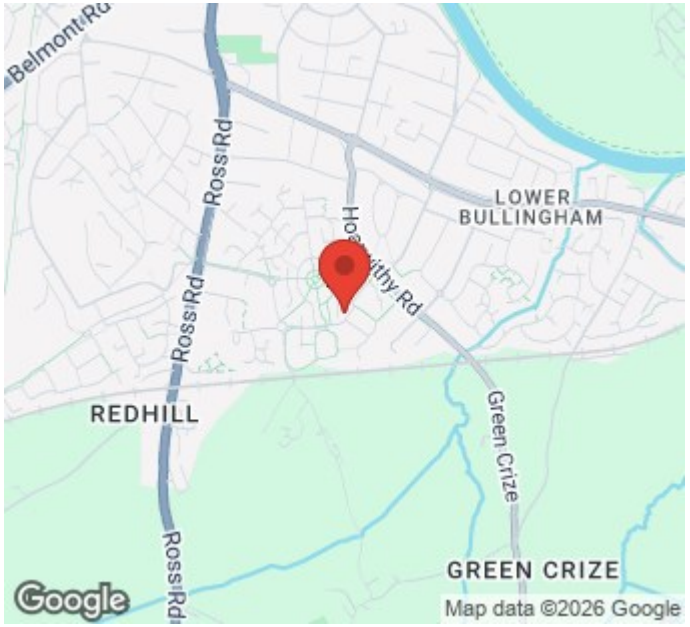


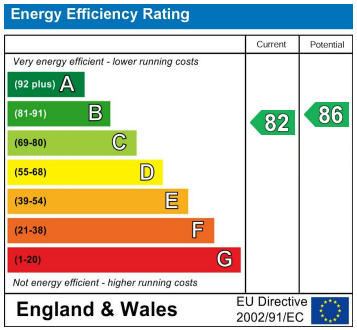
## Ground Floor

Approx. 50.1 sq. metres (538.8 sq. feet)




Total area: approx. 50.1 sq. metres (538.8 sq. feet)




## EPC Rating: B  Hereford 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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