





1 CLIVE STREET

HEREFORD HR1 2SB

Asking Price £165,000

LEASEHOLD

Situated in this sought after residential location, just a short walk from the City Centre is a well presented two bedroom 2nd floor flat offering an ideal purchase for a first time buyer or investor. The property which benefits from gas central heating, double glazing and allocated parking comprises a spacious entrance hall, two bedrooms, modern kitchen & bathroom with a spacious lounge/diner. Being sold with no onward chain, a viewing is highly recommended.

Flint & Cook

1 CLIVE STREET

• Sought after residential location • Two bedroom second floor flat • Immaculately presented throughout • Ideal for a first time buyer/ investor • Gas central heating & double glazing • Allocated parking space with additional on street permit parking • Long lease





Ground Floor

With access into the communal entrance hall with stairs leading to the second floor where the entrance door for Flat 5 is found.

Flat 5 Entrance Hall

A spacious and welcoming entrance space with fitted carpet, recess spotlights with additional ceiling light point, radiator, double glazed window, ample space for coat and shoe storage, wall mounted fuse box, loft hatch, a large storage cupboard with the gas central heating boiler and fitted storage, doors then lead into

Lounge/Dining Room

A generously proportioned principal reception room offering space for both living and dining and comprising fitted carpet, a striking half-vaulted ceiling with an exposed character beam and a distinctive crescent-shaped window with fitted shutter blind.

Kitchen

Fitted kitchen comprising a range of wall and base units with ample worksurface space over and tiled splash backs, there is a stainless sink and drainer unit, four ring electric hob with oven below and a extractor over, space for a freestanding fridge/freezer and under counter space for a washing machine, there is a velux window, radiator and ceiling light point.

Bedroom One

A spacious double bedroom with fitted carpet, ceiling light point, radiator, feature arch window with shutter blind and triple freestanding wardrobe.

Bedroom Two

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

Bathroom

A three piece white suite comprising panelled bath with mains fitment shower head over and tiled surround, wash hand basin with storage below, low flush w/c, chrome heated towel rail and recess spotlights.

Outside

The property benefits from an allocated parking space accessed via an archway off Clive Street, there is also useful bike storage.

Directions

From Hereford City Centre, proceed along Bath Street towards Ledbury Road. At the traffic lights, bear left onto St Owen's Street and continue straight ahead, at the bend in the road, turn right onto Eign Road, then take the first left into Clive Street.

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

Leasehold - vacant possession on completion.
999 year term with 973 years remaining.
Service charge & ground rent £840pa.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

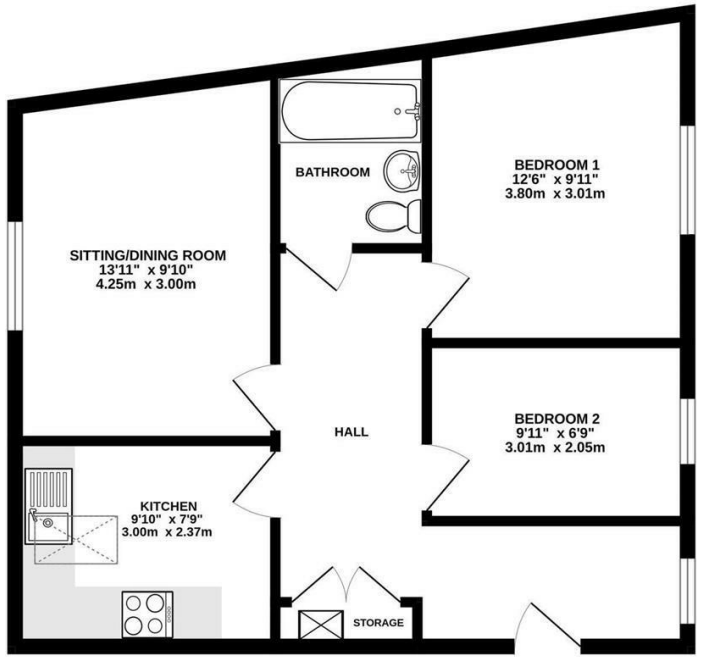
1 CLIVE STREET







SECOND FLOOR

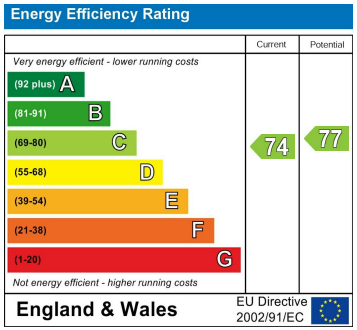


TOTAL FLOOR AREA : 563 sq.ft. (52.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024





EPC Rating: C 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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk