





40 BLAKEMORE CLOSE

HEREFORD HR2 7HZ

Asking Price £179,950

LEASEHOLD

Situated south of Hereford City, a two double bedroom end of terrace house offering an ideal purchase for a first time buyer or investor. The property benefits from allocated parking, gas central heating, double glazing and a viewing is highly recommended.

Flint & Cook

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• Two double bedrooms • Gas central heating & double glazing • End terraced house • Ideal for a first time buyer/investor • Must be viewed! • Modern fitted bathroom





Ground Floor

With upvc entrance door leading into the

Entrance Porch

With laminate flooring, coat and shoe storage, ceiling light point, double glazed window to the side aspect and door into the

Entrance Hall

With laminate flooring, carpeted stairs leading up, ceiling light point, opening into the kitchen and door into the lounge/dining room.

Kitchen

Fitted with a range of wall and base units with work surface space over and tiled splash backs, stainless steel sink and drainer, under counter space and plumbing for a washing machine and dishwasher, freestanding electric cooker, space for a freestanding fridge/freezer and double glazed window to the front aspect.

Lounge/Dining Room

A spacious lounge/diner with laminate flooring, three ceiling light points, radiator, useful under stair storage cupboard, double glazed window to the side aspect and sliding doors into the

Conservatory

With fitted carpet, double glazed windows and door out to the rear garden.

First Floor Landing

With fitted carpet, ceiling light point, double glazed window loft hatch and doors to

Bedroom One

A spacious double bedroom with fitted carpet, a large double glazed window to the rear aspect, ceiling light point, radiator and with ample space for wardrobes.

Bedroom Two

A second double with fitted carpet, large double glazed window to the front aspect and additional window to the side aspect, there is a central ceiling light, radiator and wall mounted gas central heating boiler.

Bathroom

A modern fitted white suite comprising a panelled bath with mains fitment rainfall shower head over and tiled surround, low flush w/c, wash hand basin with illuminating mirror over and storage below, radiator and chrome heated towel rail.

Outside

To the rear there is a low maintenance paved garden with a useful outside wooden storage shed and rear access gate leading to an allocated parking space. The rear is enclosed by fencing. There is a side paved pathway with gate leading to the front. To the front there is a small paved courtyard.

Directions

From Greyfriars bridge in Hereford City centre, proceed south and, at the Asda roundabout, take the right exit onto Belmont Road. Continue for ¾ of a mile and then take the left turning into Waterfield Road. Bear left and then take the turning right into Brampton Road and,

after ½ a mile turn left into Treago Close and then take the first turning on the right into Blakemore Close.

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.
Ground Rent - £200 per annum.
Lease -89 years remaining.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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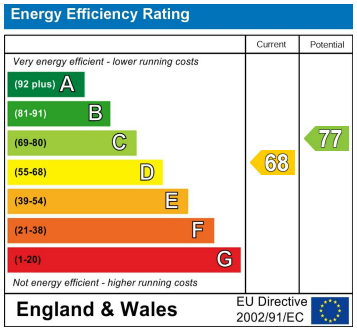






Total area: approx. 59.7 sq. metres (642.3 sq. feet)





EPC Rating: D 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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