



14 Oak Field Road, Hereford, HR2 6SD

Asking Price £103,250



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LOW COST

Trivett Hicks is pleased to offer for sale this superb one bedroom ground floor apartment, situated in this popular residential area. The local amenities include a church, primary and secondary schools, a public house, local shop and a regular bus service to Hereford City which offers a wider range of services.

The property is offered for sale under the terms of the Local Authority Reduced Market Value Scheme. Under the Section 106 Agreement it states that it must be sold at a 30% discount from full market value.

The well presented accommodation benefits from electric heating, uPVC double glazing and the accomodation offers in more detail entrance hall, living room, fitted kitchen, bedroom and bathroom.

Externally there is one allocated parking space.

Viewing highly recommended.

ENTRANCE HALL

Power points, electric heater, light, door to airing cupboard housing hot water tank. Doors to:

LIVING ROOM/DINING ROOM 8'10" x 17'6" (2.68m x 5.33m)

UPVC double glazed window to the rear aspect, uPVC double glazed window to side aspect, electric heater, TV point, power points, light, opening to:

FITTED KITCHEN 6'11" x 7'7" (2.11m x 2.32m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, integrated fridge/freezer, plumbing for washing machine, electric oven, replaced four ring touch screen electric hob, extractor hood, uPVC double glazed window to the side aspect.

BEDROOM 8'3" x 13'8" (2.52m x 4.16m)

UPVC double glazed window to the side aspect, fitted wardrobes, electric heater, TV point, power points and light.

BATHROOM

With curved panelled bath with glass screen and electric shower over, vanity wash hand basin with cupboard under, low-level WC, heated towel rail, extractor fan and tiled floor.

OUTSIDE

There is one allocated parking space with the property.

DIRECTIONS

Leave Hereford on the A49 and take a left turn into Bullingham Lane. At the first roundabout take the second exit towards Bullinghope continue for a short distance until you reach a second roundabout then take the first exit into Oak field Road and continue along this road where the apartment will be found a short distance along on the left hand side.



TENURE

Leasehold. Lease started 1st April 2007
Monthly maintenance charge currently £56.83 this includes building insurance.

LOCAL AUTHORITY & CHARGES

Herefordshire Council, 01432 260000.

TO VIEW

Viewings are strictly by arrangement with the selling agents
Trivett Hicks, 10 St. Peters Street, Hereford Tel: 01432 274300

COUNCIL TAX

Band A, cost TBC.

AGENTS NOTE

This is an affordable property, all interested parties will have to be assessed by Strategic Housing at the council. There is a local connection criteria, only someone with a local connection to Hereford will be eligible to be considered for the affordable property. All interested parties will have to be assessed by Strategic Housing at the council.

INDEPENDENT FINANCIAL ADVICE

We are able to arrange a no obligation introduction to a mortgage advisor who specialises in various areas of financial planning, including mortgages.

MONEY LAUNDERING REGULATIONS

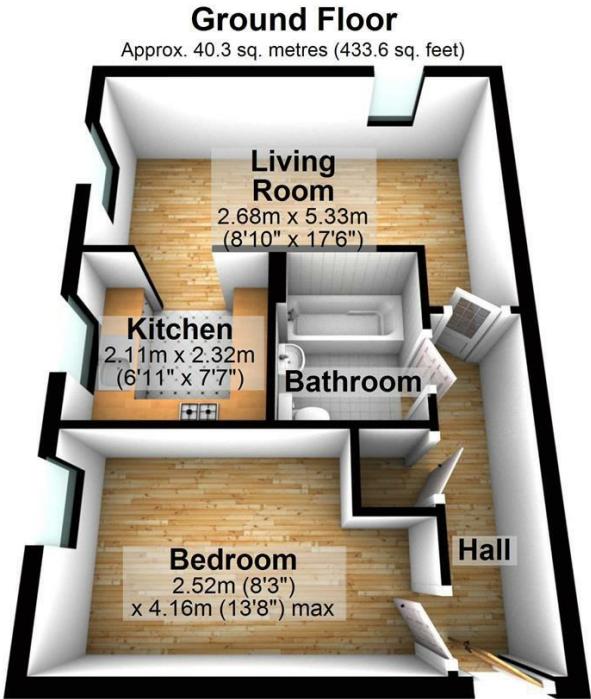
To comply with money laundering regulations, prospective purchasers will be asked to produce photographic identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

N.B.

These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.



Floor Plan

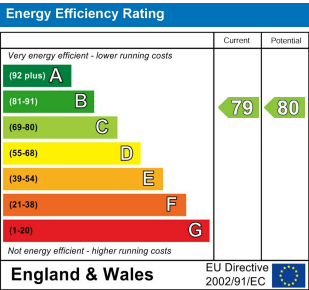


Total area: approx. 40.3 sq. metres (433.6 sq. feet)

Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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