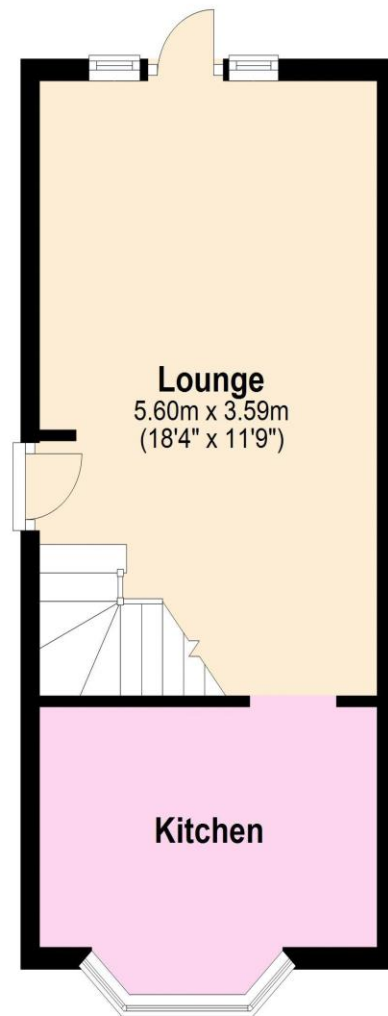
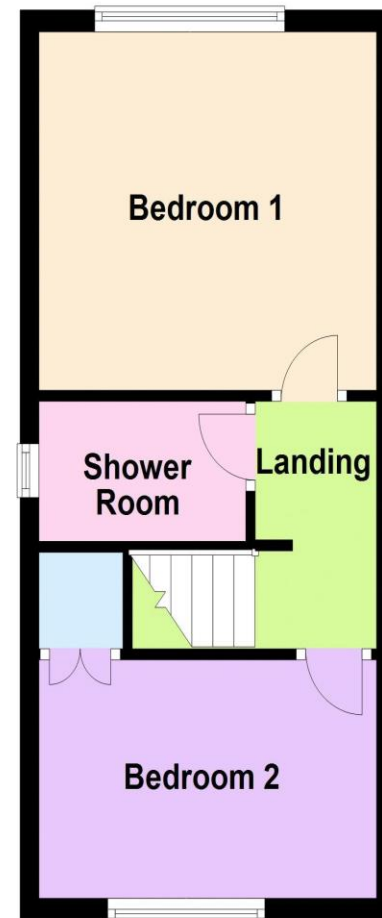


Ground Floor



First Floor



This plan is for illustrative purposes only. It is not drawn to scale, no details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.
Plan produced using PlanUp.



Shared Ownership Property

A 37.5% Share

2 Bedroom Semi Detached House

Quiet Position Overlooking A Green

Must Be Viewed

EPC - Awaiting



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Cheltenham Avenue, Bobblestock
Hereford HR4 9TQ

Shared Ownership

£63,750 for a 37.5% share

An opportunity to purchase a 37.5% share of a shared ownership property. Situated to the North of Hereford a well presented 2 bedroom semi detached house, situated in a quiet position overlooking a green, with gas central heating, double glazing, two good sized bedrooms, enclosed rear garden, allocated parking. Ideal for a first time buyer, Must be viewed!

The Accommodation Comprises

A side aspect canopy porch with double glazed door to the:

Lounge 18' 4" max x 11' 9" (5.60m max x 3.59m)
With gas fire, TV point, telephone point, radiator, coved ceiling, fitted carpet, stairs to the first floor, two rear aspect double glazed windows, double glazed door to the rear garden and arch to the:

Kitchen/Breakfast Room 11' 9" x 8' 10" max into bay (3.59m x 2.70m max into bay)
With front aspect double glazed bay window, a range of units comprising stainless steel sink drainer unit, work surface, tiled splashbacks, base units under with matching wall units, under cupboard lighting, plumbing and space for washing machine, space for cooker, space for upright fridge/freezer, extractor fan, coved ceiling and vinyl flooring.

First Floor Landing

With radiator, fitted carpet, coved ceiling, doors to bedrooms, shower room and access hatch to the loft space which has a pull down ladder and light.



Bedroom 1 11' 9" x 10' 5" (3.59m x 3.18m)
With rear aspect double glazed window, coved ceiling, radiator and fitted carpet.

Bedroom 2 11' 9" x 7' 5" (3.59m x 2.25m)
With front aspect double glazed window, radiator, coved ceiling, laminate flooring, cupboard with hot water tank and gas central heating boiler.

Shower Room

With side aspect double glazed window, shower cubicle, low flush wc, vanity unit with wash hand basin, heated towel rail, fully tiled wall surround and fitted carpet.

Outside

To the front of the property is a lawned garden, shrub borders, a side aspect path giving access to the entrance door and side gate giving access to the rear garden. To the immediate rear of the property is a patio area with pergola leading to the main garden which is laid to lawn with shrub borders. The garden also has the added benefit of a storage shed, outside power point and light and is enclosed by fencing. Located a short distance away from the property is a parking area with an allocated parking space.



Estate Agents Note

Cheltenham Avenue is a shared ownership property with Platform Home Ownership. With the opportunity to purchase a 37.5% share . It is a leasehold property with a 99 year lease from 9th August 2007. The ground rent and service charge cost is £329.28 per month.

Directions

Proceed out of Hereford on the Whitecross Road, at the roundabout take the 3rd exit onto Three Elms Road. Continue along Three Elms Road passing Annetts Furniture World, then turn right into Sandown Drive, follow the road and turn left into Cheltenham Avenue.

Property Ref 00000038

