

for sale

guide price **£145,000**



Marlbrook Road Hereford HR2 7NS

Located to the South of central Hereford in the popular Redhill residential district, this three bedroom semi-detached home is being sold with NO ONWARD CHAIN. In the locality there are a range of amenities including supermarkets, transport links and both Primary and Secondary schools. The home itself is in need of modernisation but could be made into something special, briefly comprises: entrance porch, hallway, lounge, kitchen, downstairs shower room, first floor landing, three bedrooms, upstairs bathroom and a good size low maintenance garden to the rear.

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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Agent Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved

Approach

On street parking with steps leading up to the home. A side gate which gives access to the rear garden with a further door to the front giving access to the entrance porch with a pebble stone area in front which is surrounded by mature shrubs.

Entrance Porch

Double glazed door to side, double glazed window to front elevation and door leading to the hallway

Hallway

Door to front, stairs to the first floor landing, central heating radiator, ceiling light point and doors leading to:

Lounge

13' 3" x 11' 3" (4.04m x 3.43m)

Double glazed window to front elevation, gas fire with brick surround, two wall light points and ceiling light point.



Kitchen

16' 8" x 8' 4" (5.08m x 2.54m)

A fitted kitchen with wooden wall and base units with roll top work surfaces over, one bowl sink and drainer with splash back tiling to walls, space for cooker, plumbing for washing machine, space for fridge freezer, central heating boiler, central heating radiator, two ceiling light points, double glazed window to side elevation, double glazed patio doors to the rear giving access to the rear garden with a further doors leading to the rear garden and downstairs shower room

Downstairs Shower

Shower cubicle, wash hand basin, low level W.C, fully tiled to walls, spot lights and lighting to ceiling.

First Floor Landing

Loft access with ceiling light point and doors leading to:

Bedroom One

11' 1" Max x 13' 8" (3.38m Max x 4.17m)

Double glazed window to front elevation, central heating radiator and ceiling light point



Bedroom Two

13' 7" x 8' 6" (4.14m x 2.59m)

Double glazed window to rear elevation, central heating radiator and ceiling light point

Bedroom Three

Double glazed window to front elevation, stair bulk head restricting floor space and ceiling light point

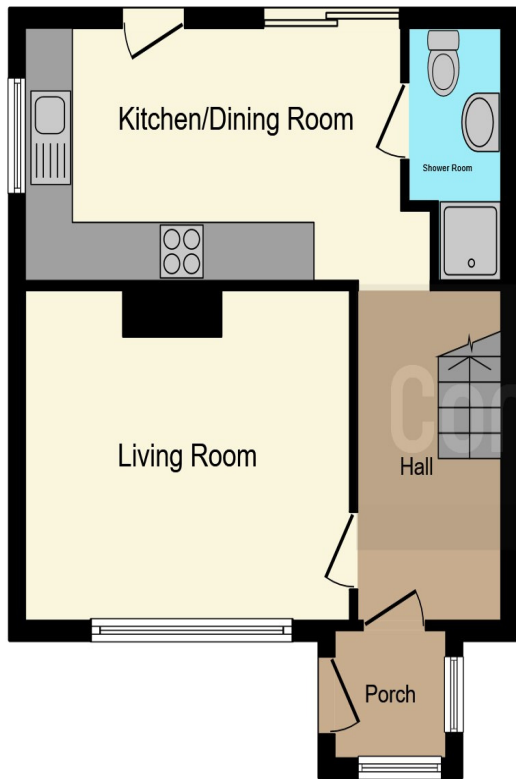
Upstairs Bathroom

Bath with mixer taps and shower head over, wash hand basin, low level W.C, fully tiled to walls, ceiling light point and double glazed obscure window to rear elevation.

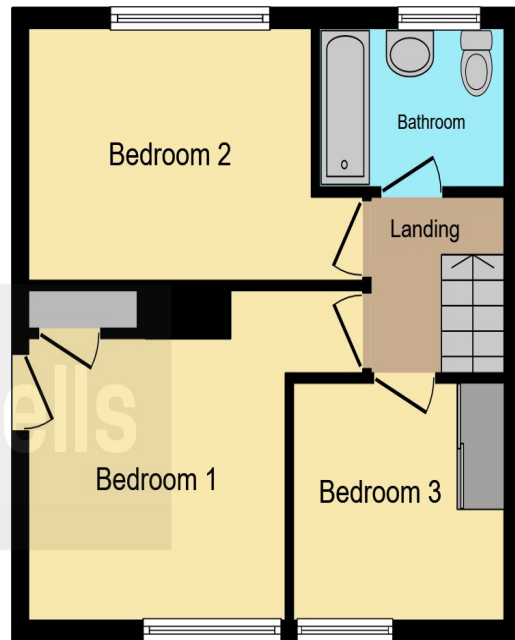
Rear Garden

A low maintenance garden which is slab paved patio with steps which leads to a pebble stone area with mature shrubs and fencing to the borders with a side gate which gives access back to the front of the home.





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: HER313883 - 0003

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/HER313883



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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