

for sale

guide price **£70,000**



## Chilton Square Hereford HR1 1PS

Located in Tupsley with various amenities within walking distance, including: local shops, takeaways and public house/restaurant. Ideally located for education facilities with Hampton Dene Primary, Bishop of Herefords Bluecoat school, Hereford Sixth Form and Hereford College of Arts all located less than a mile away. Hereford City Centre is less than 2 miles away, offering a further range and variety of amenities.

# Chilton Square Hereford HR1 1PS

## 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 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 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

Dropped kerb giving access to a single car driveway, communal bin store area and private door leading into:

## Entrance Hall

Ceiling light point, central heating radiator and doors to the following:

## Lounge

9' 11" Max x 9' 4" ( 3.02m Max x 2.84m )

Double glazed window to front, storage cupboard, ceiling light point and central heating radiator.

## Kitchen

6' 10" x 9' 9" ( 2.08m x 2.97m )

Matching wall and base units with roll top work surfaces, one bowl sink and drainer with mixer tap and splashback tiling, integrated oven, hob and cooker hood along with plumbing for washing machine and space for free standing fridge/freezer. Double glazed window to rear and ceiling light point.

## Bedroom

9' 10" x 8' 3" ( 3.00m x 2.51m )

Ceiling light point and central heating radiator.

## W/C

Low level w/c, wash hand basin, wall mounted towel rail, ceiling light point and double glazed obscure window to rear elevation.

## Shower

Single step up into walk in shower tray and ceiling light point.

## Garden

A private and enclosed patio to the rear of the property with fencing to the borders and a garden shed.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. 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, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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23 King Street  
HEREFORD HR4 9BX

Property Ref: HER314690 - 0004

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/HER314690](http://connells.co.uk/Property/HER314690)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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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