

for sale

£116,000



Broomfield Walk Hereford HR2 6SE

Being sold with NO ONWARD CHAIN this wonderful top floor apartment is part of the Low Cost Housing Scheme and is 80% of the market value making this the perfect home for first time buyers who are looking to get onto the property ladder. So call now to book an early viewing to avoid disappointment.

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Approach

Allocated parking for one car with communal entrance hall and personal door to lobby and main hall. The apartment is situated on the top floor with the door to front giving access to:

Entrance Hall

Door to front, loft access, airing cupboard which houses the water tank, electric wall mounted radiator, two ceiling light points and doors leading to:

Lounge

17' 5" x 8' 4" Plus recess (5.31m x 2.54m Plus recess)

Double glazed French doors to the rear which gives access to the Juliet balcony, double glazed window to side elevation, electric wall mounted radiator, two ceiling light points and an archway which leads to the kitchen.

Kitchen

7' 7" x 6' 11" (2.31m x 2.11m)

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, integrated electric over and hob with cooker hood over, plumbing for washing machine, space for fridge freezer, extractor fan, tiled flooring, ceiling light point and double glazed window to rear elevation.

Bedroom One

13' 7" x 8' 4" (4.14m x 2.54m)

Double glazed window to rear elevation, electric wall mounted radiator, fitted wardrobes and ceiling light point.

Bedroom Two

10' 8" Plus recess x 5' 10" (3.25m Plus recess x 1.78m)

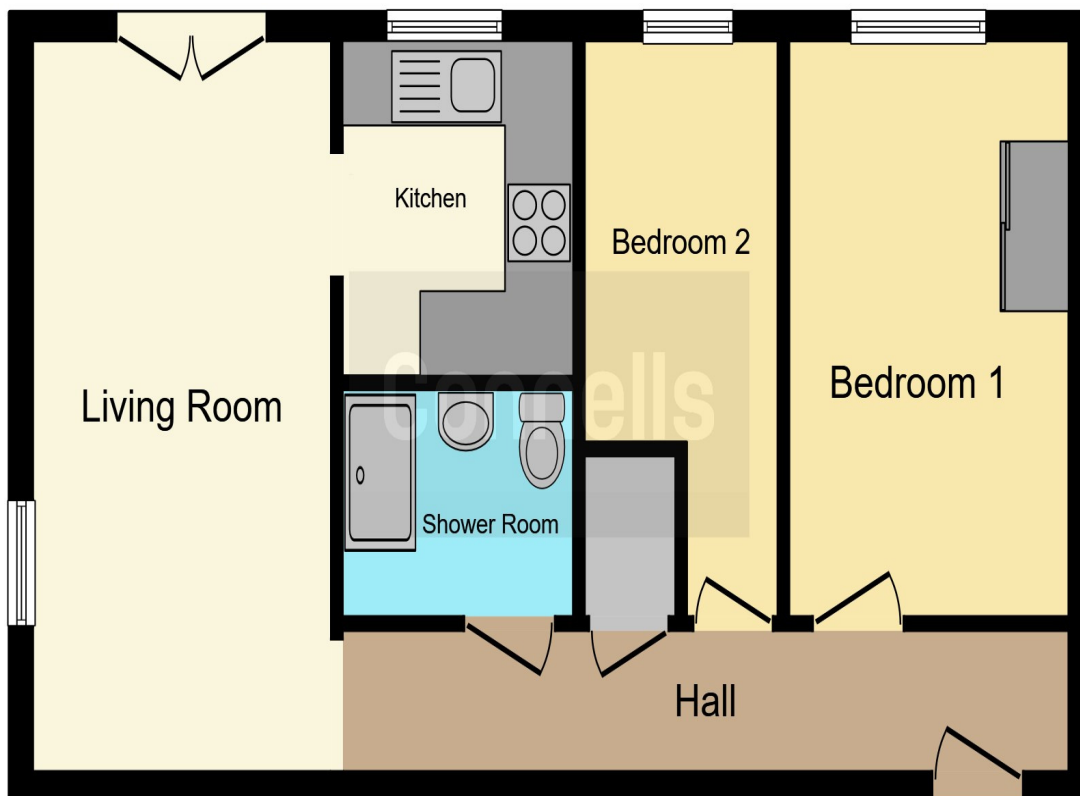
Double glazed window to rear elevation, electric wall mounted radiator and ceiling light point.

Shower Room

A white suite comprising, shower cubicle, wash hand basin with vanity unit, low level W.C, wall mounted heated towel rail, part tiling to walls and tiled flooring, extractor fan and ceiling light point.







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

To view this property please contact Connells on

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23 King Street
 HEREFORD HR4 9BX

Property Ref: HER315632 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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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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