

Property details **approval form**

32 Marcle Walk, Hereford, Herefordshire, England, HR2 7TD

Date: 16 April 2025

Property Ref and Version: HER315618 - 0001

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£125,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Nov 1986.

○ Key Features

- > Energy Rating: C
- > NO ONWARD CHAIN
- > Two Bedrooms
- > Well Presented
- > First Floor Apartment
- > Popular Residential Location

○ Short Description

Being sold with NO ONWARD CHAIN this lovely first floor apartment and located in a well established residential location to the south of Hereford city. This is the perfect home to first time buyers looking to get onto the property ladder and investors looking to add to their portfolio.

○ Long Description

This lovely two bedroom top floor apartment is well presented throughout and is being sold with NO ONWARD CHIAN. The property is located in a well established residential location to the south of Hereford city. In the area are a range of amenities including Tesco's supermarket and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities, together with educational establishments and both bus and railway stations. Briefly comprising: entrance hall, landing, lounge, kitchen, two bedrooms and bathroom.

○ Directions

○ Agents Note

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○ Room Description

Entrance Porch

Double glazed door to front elevation, ceiling light point and door leading to the first floor landing.

First Floor Landing

Airing cupboard which houses the central heating boiler, central heating radiator, ceiling light point and doors leading to:

Lounge

13' 2" x 10' 2" (4.01m x 3.10m)

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

Kitchen

8' 6" x 9' 1" (2.59m x 2.77m)

Fitted kitchen with wooden wall and base units with roll top work surfaces over, one bowl sink and drainer, splash backs to walls, integrated electric oven, gas hob and cooker hood over, plumbing for washing machine, space for fridge freezer, double glazed window to rear elevation, central heating radiator and ceiling light point.

Bedroom One

10' 1" x 13' 1" (3.07m x 3.99m)

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

Bedroom Two

5' 11" x 5' 11" (1.80m x 1.80m)

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

Bathroom

Modern white suite briefly comprising: bath with mixer taps and shower overhead, wash hand basin, low level W.C, part tiling to walls, central heating radiator, loft access and ceiling light point.

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○ Room Description

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○ Property Images



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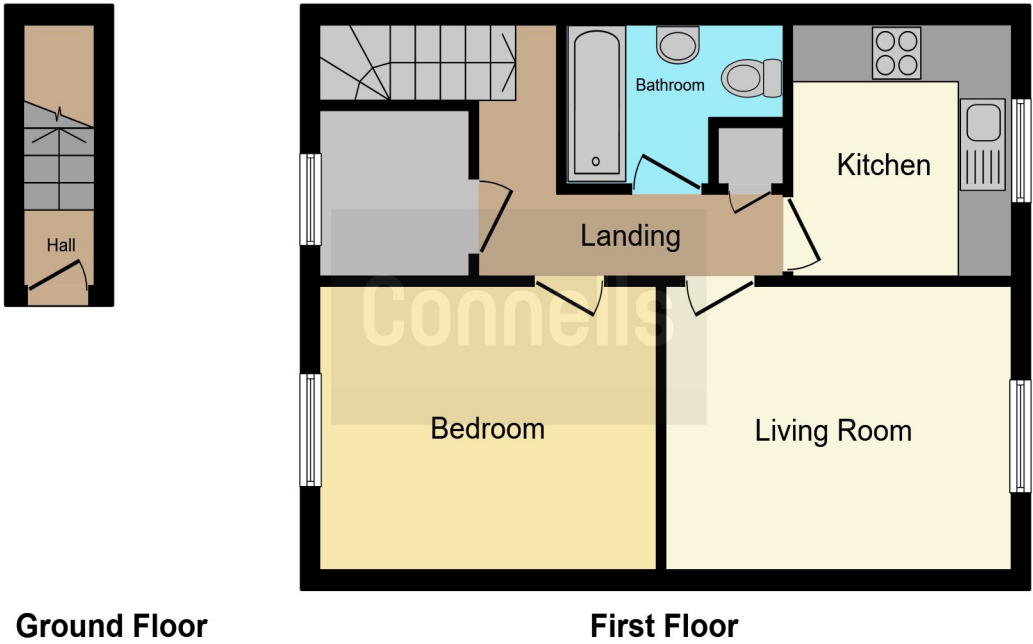
○ **Property Images**



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○ Floor Plan



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

○ Approval

Signature		Date
Marc Croghan		
Mr R. Blizzard		