

for sale

guide price **£130,000**



## Chepstow Walk Hereford HR4 9TH

Situated in a popular residential location of Bobblestock, Hereford. This well presented one Bedroom Bungalow has been looked after throughout. Offering convenient accommodation on one level, open plan living, low maintenance gardens, communal off road parking and little to no work needed, fully comprising: Entrance into open plan lounge/Dining area, kitchen, inner hall leading to bathroom and double bedroom with storage. Doors leading to low maintenance, landscaped rear garden with rear access.



# Chepstow Walk Hereford HR4 9TH

## 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

## Approach

A drop curb giving access to the communal area for parking. To the front of the home you have a pathway leading to the front door and the door to the front gives access to:

## Lounge

14' 9" x 14' 1" ( 4.50m x 4.29m )

Double glazed door to front, double glazed bay window to front elevation, central heating boiler, ceiling light point and opening to:





## Kitchen Area

A fitted kitchen with soft closing 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, ceiling light point and double glazed sky light to rear.

## Landing

Loft access, ceiling light point and doors leading to:

## Bedroom One

14' x 8' 9" Max ( 4.27m x 2.67m Max )

Double glazed window to rear giving access to the rear garden, double glazed window to rear elevation, central heating radiator, airing cupboard which houses the central heating boiler and ceiling light point.

## Bathroom

A white suite briefly comprising: bath with mixer taps and shower overhead, wash hand basin, low level W.C, part tiling to walls, extra fan double glazed sky light and ceiling light point.

## Rear Garden

A low maintenance garden which is slabbed paved and leads to the artificial lawn with fencing to the borders and a gate to the rear which gives access to the communal parking.





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)

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**E [hereford@connells.co.uk](mailto:hereford@connells.co.uk)**

23 King Street  
 HEREFORD HR4 9BX

Property Ref: HER315590 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: A

**view this property online [connells.co.uk/Property/HER315590](http://connells.co.uk/Property/HER315590)**



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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