

for sale

£245,000



Nightingale Way Hereford HR1 2NQ

This ground floor apartment is being sold with NO ONWARD CHAIN and has well-maintained communal front garden showcases lush greenery and manicured hedges, creating a welcoming entrance. Large sash windows provide ample natural light, enhancing the home's bright and airy feel.

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Entrance Hall

Door to front, electric radiator, storage cupboard, ceiling light point and doors to the following.

Study

Double opening doors.

Lounge

17' 5" x 16' 5" (5.31m x 5.00m)

Two sash windows to rear elevation, two electric radiators, two ceiling light points, high ceilings and door to the following.

Kitchen

14' 2" x 10' 11" (4.32m x 3.33m)

Fitted kitchen with soft close wall and base units with roll top work surfaces over one and a half bowl sink and drainer with splash back tiling to walls, integrated oven and grill, electric hob with extractor fan over, integrated fridge freezer, plumbing for washing machine, integrated dish washer, electric radiator, sash window to rear and two ceiling light points.

Bedroom One

11' 10" x 10' 6" max (3.61m x 3.20m max)

Sash window to front elevation, fitted wardrobe, radiator, ceiling light point and door to en suite

En Suite

Modern white suite briefly comprising: shower cubicle with glass door, wash hand basin, low level WC, part tiling to the walls, extractor fan, ceiling light point, radiator and two wall light points.

Bedroom Two

11' x 9' 5" (3.35m x 2.87m)

Sash window to front, radiator and ceiling light point.

Bathroom

Modern white suite briefly comprising of bath with mixer taps and shower head over, wash hand basin, low level W.C, part tiling to walls, extractor fan, ceiling light point, airing cupboard housing boiler, radiator and two wall light points.

Outside

Communal lawns are well maintained by a management company, framed by box hedging and mature trees. The property includes a designed off-road parking space.







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

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Property Ref: HER315804 - 0006

Tenure:Leasehold EPC Rating: F

Council Tax Band: C 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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