



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

Within close level walking distance of the town centre, all its amenities, the car parks and the bus stop for the regular Hereford service.

A Spacious One-Bedroom First Floor Flat With Double Glazed Windows in uPVC Frames, Gas Central Heating, Fitted Kitchen with Appliances and Bathroom.

**FLAT 3
9 CRUXWELL STREET
BROMYARD
HR7 4EB**



Comprising

Shared Hallway, Stairs and Landing to Entrance Hall, 14' Lounge, Fitted Kitchen, Double Bedroom, Bathroom, Fitted Carpets and Floor Covering. EPC - D

Offers in the region of £125,000 Leasehold

Flat 3, 9 Cruxwell Street, BROMYARD HR7 4EB

FLAT 3, 9 CRUXWELL STREET occupies the whole of the first floor, with the exception of the landing, in a period building just off the main shopping street and within close walking distance of all the town's amenities including the two car parks. The ground floor is used as offices.

The flat has uPVC framed double glazed windows, fitted kitchen in 'light cherry' with integral appliances, bathroom suite, fitted carpets and blinds. There is full mains gas fired central heating from a Worcester combi-boiler (approx. 1-year old) to radiators. Shared approach over the side walkway to the enclosed utility area, shared carpeted entrance hall, stairs and landing.

The well presented accommodation, with approximate measurements, comprises:-

ENTRANCE HALL with half panelled walls, radiator in a cover, walk-in cupboard with shelves and opening to

LOUNGE (14'2" x 12'10" plus bay)



Inset former fireplace, half panelled walls, high ceilings with period style coving, wide South facing bay window and side window. Two radiators.

KITCHEN (11'7" x 7'2")



Range of base and wall units with 'light cherry' wood effect fronts, integral dishwasher, washing machine and Diplomat stainless steel oven, space for fridge, work surface with tiled splash back, inset stainless steel sink and mixer tap, inset Diplomat stainless steel 4 ring gas hob with stainless steel splash back, chimney style hood and extractor over. Combination mains gas boiler (approx. 1-year old) set in matching cupboard, radiator, 4 spotlight track and window to rear.

Door from lounge to

INNER HALL with walk-in cupboard to one side and door to

BATHROOM



White suite of kidney shaped bath with tiling, glazed screen and shower over which is about one year old, WC, hand basin with tiled splash back. Vinyl board style flooring, ladder style radiator / towel rail, window to rear.

Door from hall to

BEDROOM (12'9" x 9'5" plus entrance)



Radiator, high ceilings and period style coving and two South facing windows.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - A

TENURE

The property is leasehold. A new 99-year lease will be granted at a ground rent of £200 per annum.

OUTGOINGS

The leaseholder to pay 25% of the building insurance for the whole building. There is a liability for repair and decoration of the building - details on request.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB002487

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.