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Flat 3, 24 Barrs Court Road, Hereford, HR1 1EQ

'Situated in a popular residential location to the north of Hereford and within easy reach of the city centre, a well presented one bedroom second floor apartment, with two allocated parking spaces.'

£125,000 (Leasehold)

Flat 3, 24 Barrs Court Road, Hereford, HR1 1EQ

LOCATION

The property is located on Barrs Court Road which lies to the north of central Hereford and close to the railway station. The property is conveniently located to Hereford City centre which offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

Flat 3 is a well presented second floor apartment which has benefited from a schedule of refitting works. The property comprises an entrance hall, landing, kitchen area, sitting room with access to a mezzanine level, a bedroom and shower room. The property has the benefit of two allocated parking spaces, a small garden area with storage shed and gravelled seating area. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Communal Entrance Hall

With stairs to the first floor.

ON THE FIRST FLOOR:

Entrance Hall

Approached via an entrance door and with a sash window to the rear, radiator, coved ceiling, cupboard in which is housed the gas fired boiler which provides central heating and domestic hot water, space for washing machine and tumble dryer and a sash window to the rear. Stairs from the entrance hall lead to the:

ON THE SECOND FLOOR:

Landing

With a double glazed window to the side, in-set spotlights, feature beams, radiator and openings to the inner hallway, sitting room and the:



Kitchen

2.57m (8'5) x 2.9m (9'6)

With a double glazed window to the side and fitted with a range of base cupboard and drawer units with granite working surface over and stainless steel one and a half bowl sink unit with mixer tap. Integrated electric oven, four ring electric hob, space for fridge and freezer units and breakfast bar.



Sitting Room

4.11m (13'6) (maximum) x 5.26m (17'3) (maximum)

With a double glazed window to the front, in-set spotlights, two radiators, television point, a skylight to the rear, storage cupboard, reduced head height to one section of the room and staircase leading to the:

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Mezzanine Level

This area is ideal for storage and has a number of feature beams.



Inner Hallway

With doors to:

Bedroom

4.09m (13'5) (maximum) x 3.1m (10'2)

With a double glazed window to the rear, radiator, feature beams, in-set spotlights and a reduced head height to one section of the room.



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Shower Room

With modern suite comprising a double shower cubicle with thermostatically controlled shower unit, low level wc and vanity wash basin together with heated towel rail, in-set spotlights, extractor fan and part tiled walls.

OUTSIDE:

To the rear of the property there is a parking area where the property has the benefit of two allocated parking spaces. There is also a small garden area with a storage shed and gravelled seating area.



SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

TENURE

It is understood that the property is held on a 999 year lease which commenced in 1981 (subject to confirmation).

SERVICE CHARGE & GROUND RENT

There is currently no service charge or ground rent charges payable.

COUNCIL TAX BAND A

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From central Hereford proceed along Commercial Road, pass over the traffic lights and then take the left hand turn into Barrs Court Road. Proceed along Barrs Court Road and the property will be identified on the right hand side by the agents 'For Sale' board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk or www.onthemarket.com.

14th October 2022

ID35203

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy performance certificate (EPC)

Flat 3
24, Barrs Court Road
HEREFORD
HR1 1EQ

Energy rating
C

Valid until: **11 January 2024**
Certificate number: **8701-4201-6829-1197-8943**

Property type
Top-floor flat

Total floor area
54 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

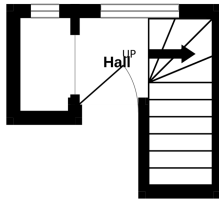
For properties in England and Wales:

the average energy rating is D
the average energy score is 60

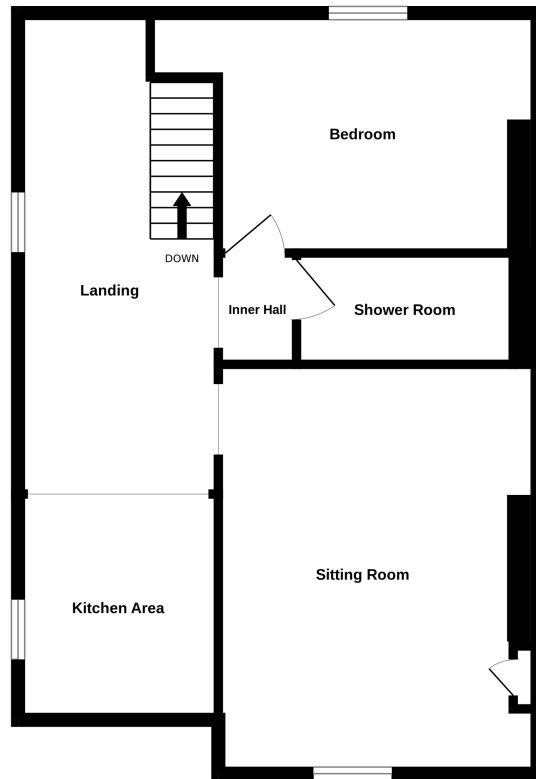
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	71 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Ground Floor
45 sq.ft. (4.2 sq.m.) approx.



1st Floor
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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