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64 Nicholson Court, Bobblestock, Hereford, HR4 9TD

'Situated to the north of Hereford City in the popular residential location of Bobblestock, a well presented one bedroom, ground floor flat with electric heating and double glazing'

£125,000 (Leasehold)

Residential Sales and Lettings

64 Nicholson Court, Bobblestock, Hereford, HR4 9TD

LOCATION

The property is located in the popular residential district of Bobblestock which is situated to the north of Hereford City. In the area is a Co-Op Supermarket and a parade of shops on Grandstand Road including a chip shop, local shop and doctors surgery 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.

DESCRIPTION

The subject property is a well presented ground floor flat with the added benefit of electric heating and upvc double glazing. The accommodation comprises entrance hall, bedroom, sitting room, kitchen and shower room. In more detail the accommodation comprises:

Communal Entrance Hall

With entrance door leading to the:

SELF CONTAINED ACCOMMODATION OF APARTMENT 64:

ON THE GROUND FLOOR:

Entrance Hall

Entrance door leading to the entrance hall with night storage heater, smoke alarm, double storage cupboard, airing cupboard with hot water tank, door to the bedroom, shower room and sitting room.

Sitting Room

4.93m (16'2) x 3.05m (10')

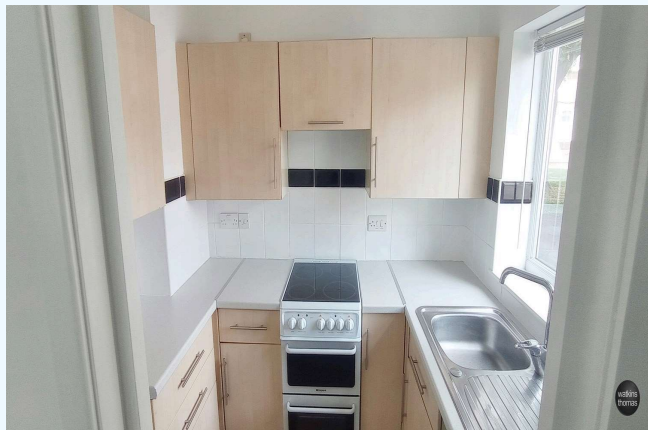
With front aspect double glazed window, wall mounted night storage heater, television point and door to the kitchen.



Kitchen

2.36m (7'9) x 1.78m (5'10)

With side aspect double glazed window. A range of units comprising stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, plumbing and space for washing machine, space for fridge and vinyl flooring.



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Bedroom 1

3.56m (11'8) x 2.97m (9'9)

With front aspect double glazed window and wall mounted electric heater.

Shower Room

With shower cubicle having electric shower, shower boarding surround, low flush wc, wash hand basin, extractor fan and vinyl flooring.



OUTSIDE:

The property sits in communal gardens with a communal parking area located to the front of the property.

TENURE

The property is leasehold with a lease that expires on the 28th September 2129 so around 105 years remaining.

GROUND RENT & SERVICE CHARGE

It is understood that the current service charge is £60 per calendar month (June 2024).

It is understood that the current ground rent payable is £30 every six months (June 2024).

COUNCIL TAX BAND A

Payable to Herefordshire Council

SERVICES

It is understood that mains electricity, 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.

VIEWING

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

DIRECTIONAL NOTE

Proceed out of Hereford on the A438, Eign Street, at the traffic lights continue straight over onto Whitecross Road. Continue for the length of Whitecross Road to the roundabout and take the third exit onto Three Elms Road. Continue along Three Elms Road turning right into Sandown Drive. Continue along Sandown Drive turning left into Doncaster Avenue, follow the road to the cul-de-sac position where the property is located on the left hand side as indicated by the 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, www.onthemarket.com or www.guildproperty.co.uk.

20th May 2024

ID38589

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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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. 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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