



4 BARRICOMBE DRIVE

MOOR FARM, HEREFORD HR4 0NU

£125,000
LEASEHOLD

Situated in this popular residential location, a two bedroom first floor flat requiring a degree of modernisation throughout but offering ideal first time buyer/investment accommodation. The property benefits from a modern fitted kitchen, two double bedrooms, spacious living area and bathroom. Being sold with no onward chain. A viewing is highly recommended.



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- Residential location • First floor flat • Ideal first buyer/investor • 2 double bedrooms • Requiring modernisation • On onward chain



Full Description

Situated in this popular residential location, a two bedroom first floor flat requiring a degree of modernisation throughout but offering ideal first time buyer/investment accommodation. The property benefits from a modern fitted kitchen, two double bedrooms, spacious living area and bathroom. Being sold with no onward chain. A viewing is highly recommended.

First floor

With entrance door leading into the

Entrance hall

With part wood flooring, part carpet, ceiling light point, radiator, coat storage and doors to

Kitchen

Fitted with white high gloss matching wall and base units, ample work surface space, stainless steel sink and drainer, four ring electric hob and electric oven, fitted breakfast bar, under counter space for washing machine, useful storage cupboard, one housing the gas central heating boiler, wood effect flooring, radiator and double glazed window.

Dining room

With carpet, radiator, ceiling light point, double glazed window and archway into the

Living room

With carpet, radiator, large double glazed window and ceiling light point.

Bedroom one

With carpet, radiator, ceiling light point, large double glazed window and two large built in wardrobes.

Bedroom two

With carpet, ceiling light point, radiator, double glazed window and double built in wardrobe.

Outside

The property benefits from communal gardens and a useful outside storage shed.

Directions

Proceed west out of Hereford along Whitecross Road, at the roundabout take the third exit onto Three Elms Road, then take the first right onto Moor Farm Lane and then take the first left onto Barricombe Drive where the property is situated immediately on the right hand side as indicated by the agents for sale board.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band A - £1619.04

Water and drainage rates are payable.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

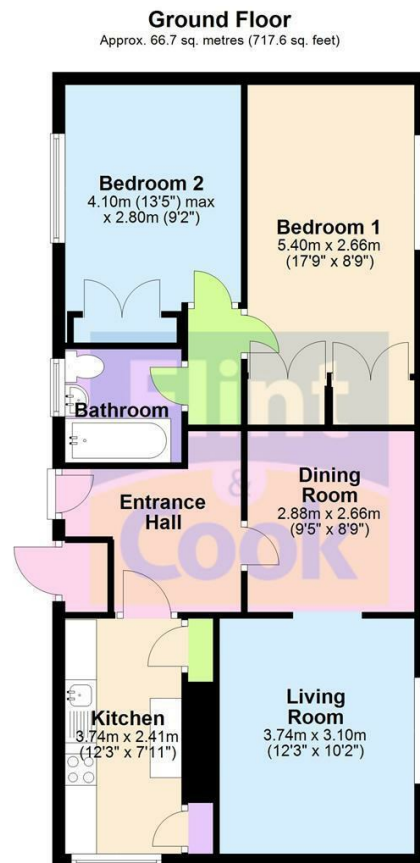
Saturday 9.00 am - 1.00 pm

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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Total area: approx. 66.7 sq. metres (717.6 sq. feet)

EPC Rating: C Council Tax Band: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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