



28 CLOSURE PLACE

PETERCHURCH, HEREFORD HR2 0RS

£105,000
LEASEHOLD

Situated In this popular village location south of Hereford City, a two double bedroom ground floor flat offering ideal first time buyer/ investor accommodation and being sold with the added benefit of no onward chain. The property benefits from double glazing, smart control electric heating system and efficient ceramic electric hot water boiler, two good sized bedrooms, modern kitchen & a spacious lounge/dining room.

The village of Peterchurch offers a range of amenities including primary & secondary schools, village shop/ post office, restaurant and village pub, village hall, church, doctors surgery and fantastic countryside walks. A short distance away is the City of Hereford offering a further range of amenities and transport links.



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- Popular Herefordshire Village
- Must be viewed!
- Ideal first time buyer/ investor accommodation
- Two bedroom ground floor flat
- No onward chain!
- Electric heating & double glazing



Full Description

Situated In this popular village location south of Hereford City, a two double bedroom ground floor flat offering ideal first time buyer/ investor accommodation and being sold with the added benefit of no onward chain. The property benefits from double glazing, smart control electric heating system and efficient ceramic electric hot water boiler, two good sized bedrooms, modern kitchen & a spacious lounge/dining room. The village of Peterchurch offers a range of amenities including primary & secondary schools, village shop/ post office, restaurant and village pub, village hall, church, doctors surgery and fantastic countryside walks. A short distance away is the City of Hereford offering a further range of amenities and transport links.

Entrance hall

With fitted carpet, ceiling light point, radiator, 4 useful storage cupboards, one housing the electric fuse box, electric boiler and coat storage, the remaining three cupboards have fitted wooden shelving, doors then lead to

Ground floor

With entrance door leading into a communal hallway with entrance door to no.28

Kitchen

A modern fitted kitchen with fitted base units, ample work surface space over, single stainless steel sink and mini drainer, 4 ring induction hob, electric oven and extractor hood over, under counter space for washing

machine and slimline dishwasher, fitted wooden shelving, useful pantry cupboard with light and shelving, vinyl flooring and double glazed window with view across to the church.

Lounge/dining room

A large light and airy space with dual aspect double glazed windows to the front and rear aspects, ample space for both living and dining, fitted carpet, two radiator, two ceiling light points.

Bedroom 1

With fitted carpet, ceiling light point, radiator, large double glazed window with fitted blind, double built in wardrobe with opening doors and two further open wardrobe spaces.

Bedroom 2

With fitted carpet, ceiling light point, electric radiator and large double glazed window with fitted blind.

Bathroom

Three piece white suite comprising panelled bath with tiled part surround and mains fitment shower head over, wash hand basin, low flush w/c, heated towel rail and double glazed window.

Outside

To the front ample communal parking with a pathway leading to the communal entrance door with lawned borders. To the rear a paved area with drying airers and private brick built store.

Services

Mains water, electricity and drainage are connected.
Electric central heating. Telephone (subject to transfer regulations). Outgoings-Superfast Broadband - 80mbps Download 20mbps Upload - Source Ofcom Council Tax - Band A Water and drainage rates are payable. Viewings-Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm Money Laundering Regulations-Pro prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Tenure

The property is Leasehold, a 125 year lease commenced in 1988. Service charge is £50pcm (paid to connexus).

Directions

From Hereford proceed on the A465 Belmont Road, at the roundabout take the second exit continuing onto the Abergavenny Road. At locks Garage turn right onto the onto the B4348, proceed through the village of Kingstone and on into the village of Peterchurch, upon entering the village take the left hand turn signposted for Closure Place and then proceed to the end of the cul-de-sac and the property is situated immediately in front of you.

Outgoings

Council tax band A

Water and drainage rates are payable.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

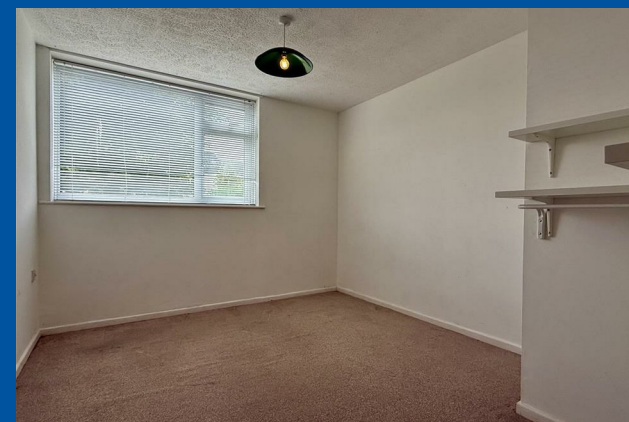
Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

Money Laundering

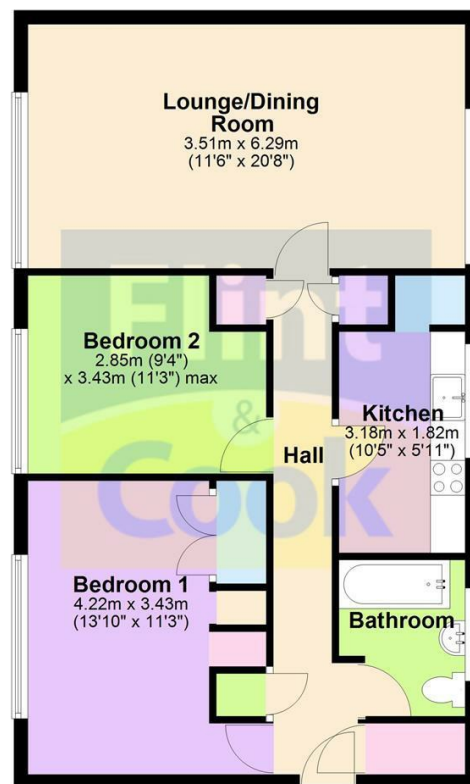
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Ground Floor

Approx. 67.9 sq. metres (730.8 sq. feet)



Total area: approx. 67.9 sq. metres (730.8 sq. feet)

EPC Rating: Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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