29 GOLDEN POST

HEREFORD HR2 7BZ

Asking Price £89,000

LEASEHOLD

Situated in a well-established residential location a 1 bedroom first floor flat with gas central heating, double glazing, no onward chain and offering ideal first time buyer or investment accommodation.

Flint & Cook

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• Well-established location • First floor flat • Gas central heating • Double glazing • 1 Bedroom • Ideal for FTB or Investment • No onward chain • Must be viewed!

Property Description

Situated on the outskirts of the City in a popular residential location a spacious 1 bedroom first floor flat offered For Sale with no onward chain.

The property benefits from gas central heating, double glazing and we highly recommend an internal inspection, the whole is which is particularly described as follows:-

Ground Floor

uPVC double glazed entrance door, vinyl flooring, useful storage area and staircase to the

Landing

Double glazed window to the side aspect, airing cupboard housing the updated gas central heating boiler, access hatch to loft space, radiator and fitted carpet.

Kitchen

Double glazed window to the front aspect, matching wall and base units with ample worksurfaces, stainless steel single bowl sink unit, tiled splashbacks, vinyl flooring, electric oven with hob and cooker hood over, plumbing and space for washing machine/dishwasher and space for fridge/freezer.

Bedroom

Double glazed window to the front aspect, panelled radiator and newly fitted carpet.

Lounge

Double glazed window to the rear aspect, radiator and newly fitted carpet.

Bathroom

Suite comprising panelled bath with electric shower over, low level WC, wash hand-basin, partially tiled wall surround, radiator ,extractor fan, vinyl flooring and double glazed window to the side aspect,

Outside

To the front of the property there is a lawned area with a paved pathway leading to the front entrance door. To the rear is a garden shed.

Agents Note

The ground floor flat also has right of access across number 29's front garden via a path to the rear and front. 29 has access across the ground floor flat to the shed in the rear garden.

Property Services

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

Outgoings

Council Tax Band 'A'
Water and drainage rates are payable.

Tenure & Possession

Leasehold with 89 years remaining -
Service charge £200 per annum (which includes ground rent and building insurance).

Vacant possession on completion.

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

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

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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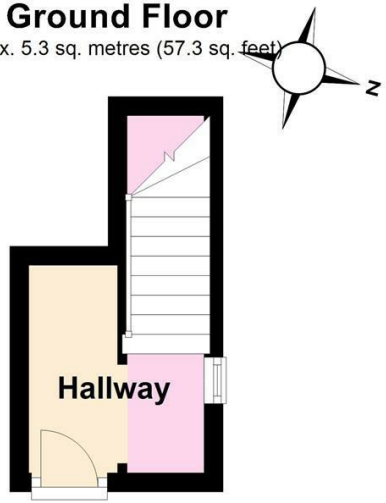
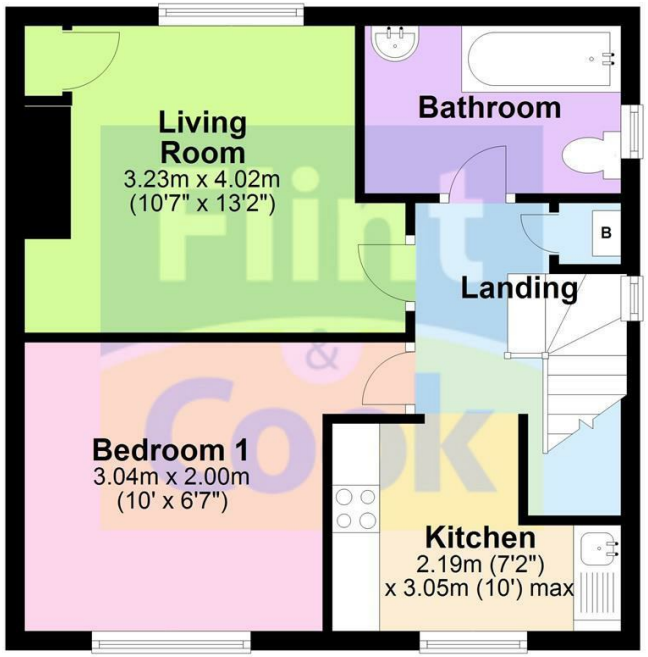
Ground Floor

Approx. 5.3 sq. metres (57.3 sq. feet)

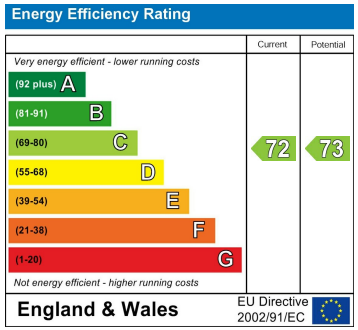


First Floor

Approx. 41.8 sq. metres (450.2 sq. feet)



Total area: approx. 47.1 sq. metres (507.5 sq. feet)



EPC Rating: C Hereford Council Tax Band: A

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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