



## 9 ANGELA CLOSE

TUPSLEY, HERFORD HR1 1TZ

£169,950  
FREEHOLD

Situated in this sought after residential location, a fantastic spacious two bedroom first floor freehold flat being offered for sale with no onward chain. The recently updated property is well presented throughout, and has the benefit of an open plan living area, two bedrooms with additional useful loft room, a full bathroom suite with separate shower enclosure, and private rear garden. A viewing is highly recommended.



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- Sold with no onward chain
- Two bedroom & useful loft room
- Private rear garden
- Gas central heating & double glazing
- Freehold first floor flat
- Must be viewed!



### Ground Floor

With canopy porch and entrance door leading into the

### Entrance Hall

With fitted carpet, electric panel heater, wall mounted fuse box and stairs leading up.

### First Floor Landing

With fitted carpets smoke alarm, ceiling light and recess spotlights, radiator and doors leading to

### Open Plan Lounge/Kitchen/Breakfast Room

Fitted kitchen comprising matching wall and base units with ample work surface space over and tiled splash back, fitted peninsula with breakfast bar and extra storage space, 1 1/2 bowl sink and drainer unit, four ring induction hob with extractor hood over, integrated oven and grill, integrated fridge/freezer, under counter space for washing machine, double radiator, double glazed window to the rear aspect and opening into the living area with fitted carpet, two ceiling light points, two double glazed windows, radiator and feature wood burning stove and tiled hearth.

### Bedroom One

With fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect overlooking the private garden space.

### Bedroom Two

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect and door leading up to the loft room.

### Bathroom

A full suite comprising panelled bath with part tiled surround, walk in shower with glass sliding door, mains fitment shower head and tiled surround, pedestal wash hand basin, toilet, double glazed window, chrome heated towel rail.

### Loft Room

With stairs leading up, fitted carpet, recess spotlights, smoke alarm, radiator, velux window and a door into the eaves storage with wall mounted gas central heating boiler and useful storage space.

### Outside

To the rear there is a private garden space laid to lawn with two useful outside wooden storage sheds, both with working power. There is a good sized area of lawn which is part enclosed by fencing.

### Money Laundering

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Outgoings

Water and drainage rates are payable.

### Agents Note

There are unlimited number of mortgage who will lend on a freehold flat – please see agents for further details.

### **Property Services**

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

### **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.

### **Tenure & Possession**

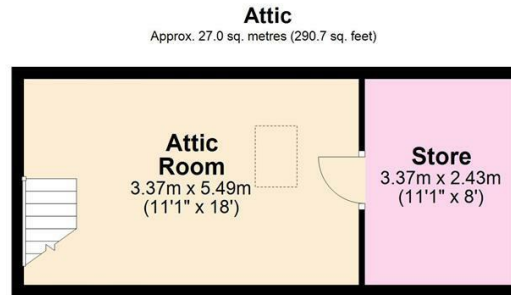
Freehold - vacant possession on completion.

### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 87.7 sq. metres (944.1 sq. feet)

**EPC Rating: C Hereford Council Tax Band: A**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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