



3 RIPON WALK

BOBBLESTOCK, HERFORD HR4 9UF

£210,000
FREEHOLD

Situated in this popular residential location, an immaculately presented two double bedroom mid terraced property offering ideal first time buyer/investor accommodation. The property has the added benefit of gas central heating, double glazing, allocated parking and we highly recommend an internal inspection.



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- Immaculately presented throughout
- Gas central heating & double glazing
- Ideal FTB home
- Two double bedroom mid terraced house
- Allocated parking & enclosed rear garden
- Modern kitchen & shower room



Ground Floor

With a canopy and recessed entrance porch with useful storage cupboard with door leading into

Entrance Hall

With wood effect flooring, radiator, ceiling light point, carpeted stairs leading up, useful coat storage, an opening into the kitchen and a door into the lounge/dining room.

Kitchen

A modern fitted comprising contrasting wall and base units with ample work surface space over, stainless steel sink unit, four ring gas hob with extractor over and oven below, integrated appliances to include a fridge/freezer, washing machine and dishwasher, there is a double glazed window to the front and recess spotlights.

Lounge/Dining Room

A spacious lounge/dining room with double glazed french doors opening out to the rear garden, there are two ceiling light points, a radiator, wood effect flooring and ample space for both living and dining.

First Floor Landing

With fitted carpet, ceiling light point, smoke alarm, loft hatch with pull down ladder and doors leading to

Bedroom One

A spacious double bedroom with fitted carpet, central ceiling light, radiator, ample space for wardrobes and double glazed window to the rear aspect overlooking the rear garden and with views across the racecourse.

Bedroom Two

Another spacious double bedroom comprising wood effect flooring, a central ceiling light, radiator, double glazed window to the front south facing aspect and a useful storage cupboard.

Shower Room

A modern fitted shower room comprising a large walk in shower with mains fitment rainfall shower head over and tiled surround, wash hand basin with storage under, low flush w/c, chrome heated towel rail, recess spotlights and extractor.

Outside

To the front there is a good sized area of lawn and a paved pathway leading to the front door. To the rear there is a low maintenance garden laid to a mix of patio and lawn enclosed by fencing with a useful rear access gate leading to the allocated parking space for no.3.

Directions

Proceed west out of Hereford City centre along Whitecross Road and take the 3rd exit at the Monument roundabout onto Three Elms Road. Continue along Three Elms Road, then take the right hand turning onto Sandown Drive. Continue along Sandown Drive and, on reaching the T-junction, turn right onto Kempton Avenue and then take the 1st right onto Fakenham Drive and then take the 1st right at the T-junction and then the first left which leads to the rear of the property and the allocated parking, as indicated by the Agent's FOR SALE board.

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.

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.

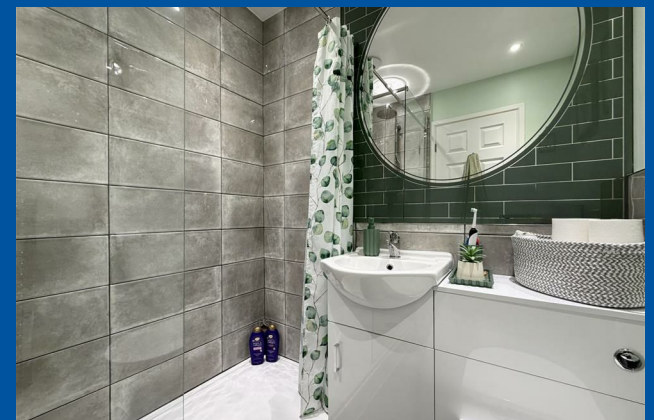
Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

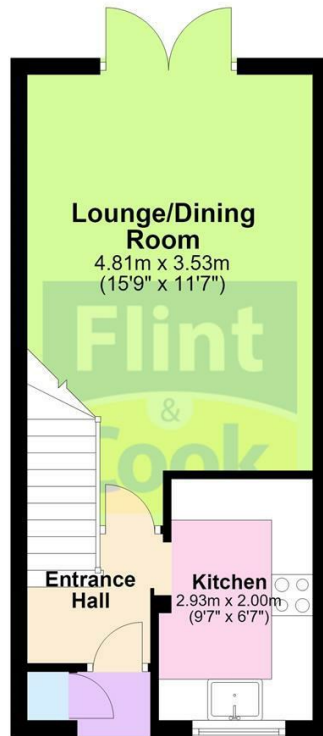
Strictly by appointment through the Agent (01432) 355455.

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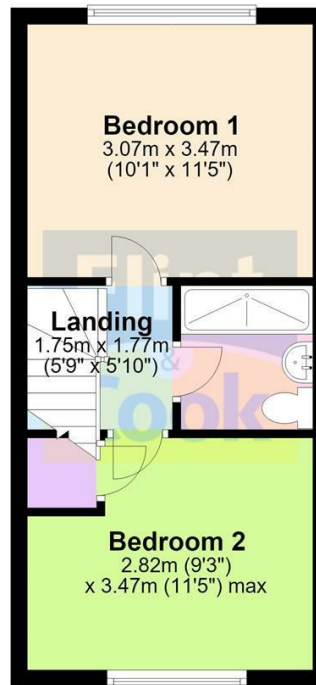
Ground Floor

Approx. 27.1 sq. metres (291.8 sq. feet)



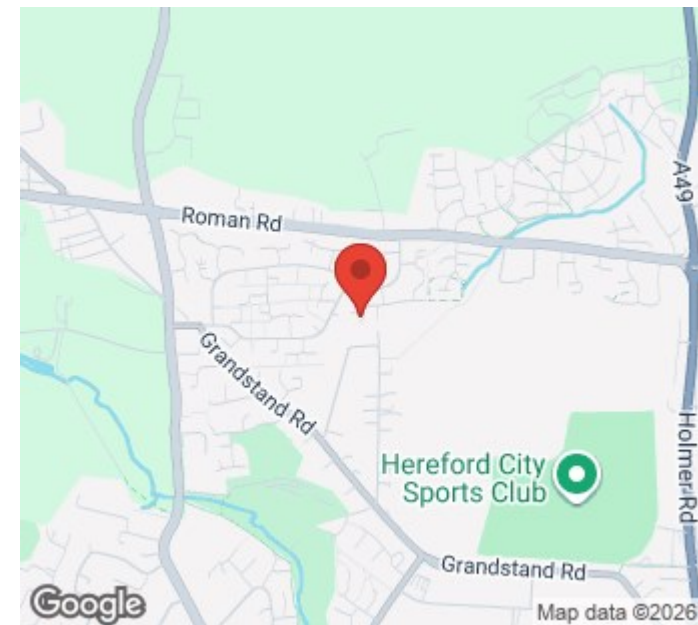
First Floor

Approx. 27.2 sq. metres (293.0 sq. feet)



Total area: approx. 54.3 sq. metres (584.8 sq. feet)

EPC Rating: C Hereford Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	72	
(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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