



## 5 DANNY LEE WALK

BURGHILL, HEREFORD HR4 7ST

£66,250  
LEASEHOLD

Situated on the outskirts of Hereford City, a modern two bedroom semi detached 25% shared ownership property offering an ideal purchase for a first time buyer. The property benefits from gas central heating, double glazing, a double width drive and low maintenance enclosed rear garden. A viewing is highly recommended.



## 5 DANNY LEE WALK

- 25% shared ownership • Two bedroom semi detached house • Driveway parking & enclosed garden • Sold with no onward chain • Popular residential location • Must be viewed!



### Ground Floor

With canopy porch and entrance door leading into the

### Entrance Hall

With mat well, fitted carpet, ceiling light point, radiator, gas central heating thermostat and doors to

### Kitchen

A modern fitted kitchen comprising matching wall and base units with ample work surface space over, four ring gas hob with oven below and cooker hood over, stainless steel 1 1/2 bowl sink and drainer unit, under counter space for a washing machine, space for a freestanding fridge/freezer, double glazed window to the front aspect, recess spotlights and radiator.

### Lounge/Dining Room

A spacious lounge/dining room with fitted carpet, two ceiling light points, a large under stair storage cupboard, two radiators, double glazed window to the side and rear aspect with further double glazed french doors opening out onto the rear patio.

### Downstairs W/C

A white suite comprising low flush w/c, pedestal wash hand basin with tiled splash back, radiator, double glazed window, recess spotlights and extractor.

### First Floor Landing

With fitted carpet, ceiling light point, loft hatch, smoke alarm, storage cupboard and doors to

### Bedroom One

A spacious double bedroom with two double glazed

windows to the front aspect, fitted carpet, central ceiling light, radiator and airing cupboard housing the gas central heating boiler.

### Bedroom Two

A second good sized double with fitted carpet, ceiling light point, two double glazed windows to the rear, radiator and ample space for wardrobes.

### Bathroom

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

### Outside

To the rear there is a low maintenance garden laid to patio and lawn, there is a useful wooden shed, side access gate, outside tap and power point. The garden is enclosed by fencing. To the front there is a double width brick paved driveway with paved pathway to the front door and side access gate.

### Directions

Proceed West out of Hereford on Whitecross Road, at the roundabout take the third exit onto Three Elms Road, proceed past The Range and turn left at the crossroads. Take the right hand turning signposted for Burghill and then the first left onto Danny Lee Walk.

### 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**

Vacant possession on completion.

Leasehold - 990 years from 2022. 986 years remaining.

25% shared ownership with the remaining 75% owned by Connexus.

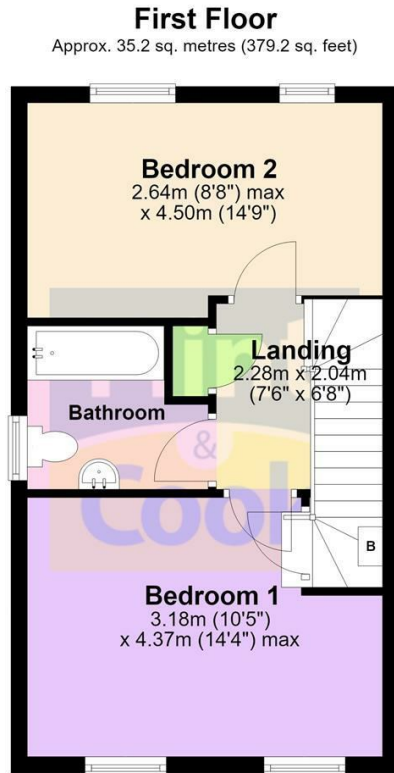
Rent & service charge for the 75% - £596.40

#### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

## **5 DANNY LEE WALK**





Total area: approx. 70.6 sq. metres (759.8 sq. feet)

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



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 96        |
| (81-91) <b>B</b>                            | 83                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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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