

3 DANNY LEE WALK BURGHILL, HEREFORD HR4 7ST

£106,750
LEASEHOLD

Situated in a prime position upon this modern residential development, an immaculately presented three bedroom semi detached shared ownership property. Being sold with a 35% share, the property benefits from ample driveway parking, a large rear garden which is a real feature of the property and spacious accommodation throughout. The property would make an ideal home for a first time buyer.



3 DANNY LEE WALK

- Immaculately presented throughout
- 35% shared ownership
- Driveway parking & fantastic rear garden
- Modern three bedroom semi detached
- Ideal for a first time buyer
- Must be viewed!



Ground Floor

With canopy porch and entrance door leading into the

Entrance Hall

A spacious reception hall with wood effect flooring, ceiling light point, radiator, carpeted stairs leading to the first floor, wall mounted heating thermostat and doors to

Downstairs W/C

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

Kitchen/Dining Room

An immaculately presented kitchen with a range of fitted wall and base units with ample work surface space over, 1 1/2 bowl sink and drainer unit, four ring gas hob with cooker hood over and electric oven below, under counter space and plumbing for a washing machine with space for a freestanding fridge/freezer, there is a double glazed window to the front, ample space for a dining table with radiator and additional double glazed window.

Living Room

A spacious lounge with a contemporary panelled wall, double glazed french doors and window out to the rear patio, radiator, two ceiling light points and a large under stair storage cupboard.

First Floor Landing

With fitted carpet, ceiling light point, smoke alarm,

useful storage cupboard and additional airing cupboard housing the gas central heating boiler with

Bedroom One

A spacious double bedroom with part panelled walls, central ceiling light, radiator, double glazed window to the front aspect and double fitted wardrobe.

Bedroom Two

A second spacious double with fitted carpet, central ceiling light, radiator and double glazed window to the rear aspect.

Bedroom Three

With fitted carpet, ceiling light point, radiator and double glazed window to the rear.

Bathroom

Three piece white suite comprising panelled bath with mains fitment shower head over, glazed screen 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 large garden with a fantastic paved patio area and an additional area of raised decking. There is a large area of lawn with a good sized area laid to stone, there is a border full of ornamental shrubs and plants, a useful wooden shed, greenhouse and the garden is enclosed by fencing with useful side access gate. To the front there is a good sized brick paved driveway providing off road parking for four with pathway to the front door and access to the side 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

Leasehold - vacant possession on completion.

35% shared ownership - £106,750

Full 100% value - £305,000

Monthly rent 65% share (including service charge) -

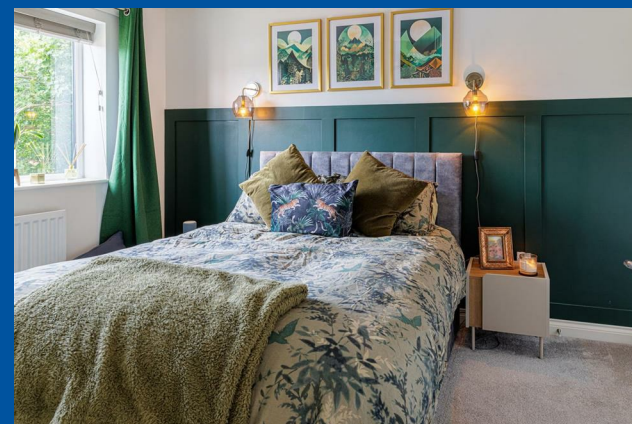
£603pcm.

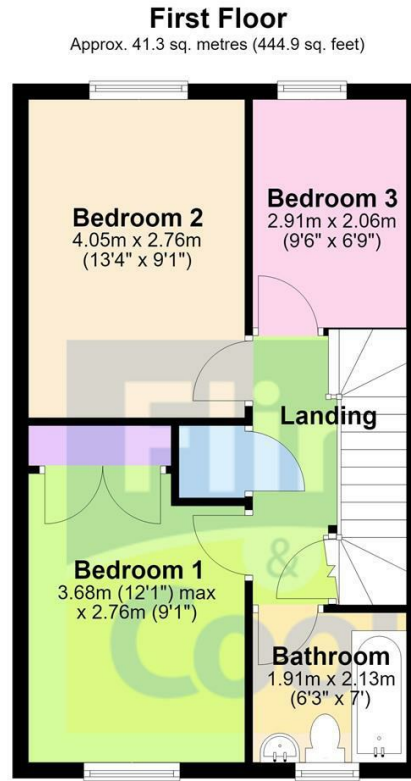
Lease length 999 years from 2022.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 82.4 sq. metres (887.1 sq. feet)

EPC Rating: B Hereford Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(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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