



## 28 DANNY LEE WALK BURGHILL, HEREFORD HR4 7ST

£63,750  
LEASEHOLD

25% Shared Ownership. Superb modern semi-detached house in sought-after village location with 2 double bedrooms, driveway parking, enclosed garden. Within easy reach of primary, secondary schools and supermarkets. Ideal for First Time Buyers.



# 28 DANNY LEE WALK

- 25% shared ownership
- Modern semi detached house
- Two double bedrooms
- Sold with no onward chain
- Ideal for first time buyers
- Driveway parking & enclosed garden



## Ground Floor

With canopy porch and entrance door leading into the

### Entrance Hall

With wood effect flooring, ceiling light point, smoke alarm, carpeted stairs leading up, radiator and doors into

### Kitchen

A modern fitted kitchen comprising matching matte navy wall and base units with wood effect work surfaces over, stainless steel 1 1/2 bowl sink and drainer unit, space for a standing fridge/freezer, under counter space for a washing machine, integrated four ring gas hob with oven below and cooker hood over, radiator, double glazed window, recess spotlights and wood effect flooring.

### Lounge/Dining Room

A spacious lounge/dining room with dual aspect double glazed windows to the side and rear with additional French doors opening out to the rear garden, wall mounted log effect electric fireplace, two radiators, two ceiling light points, useful under stair storage cupboard housing the internet points and wall mounted electric fuse box.

### Downstairs W/C

With low flush w/c, pedestal wash hand basin with tiled splash back, double glazed window to the front aspect, radiator, wood effect flooring and recess spotlight.

## First Floor Landing

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

### Bedroom One

A spacious double bedroom with two front facing double glazed windows, fitted carpet, ceiling light point, radiator, large airing cupboard housing the gas central heating boiler and further space for wardrobes.

### Bedroom Two

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

### Bathroom

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

### Outside

To the rear there is a good sized paved patio area with wooden pergola south west facing perfect for the mid afternoon/evening sun, the remainder of the garden is mostly laid to lawn with a useful wooden storage shed and enclosed by fencing. There are outside points and a useful outside tap. To the front there is a tarmac driveway providing off road parking for two vehicles with lockable side access gate to the rear. There is a small area of lawn with a border of ornamental plants and shrubbery.

### 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.

## 28 DANNY LEE WALK



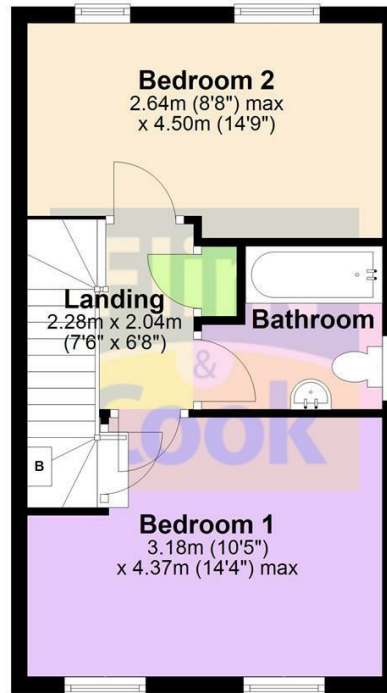
### Ground Floor

Approx. 35.2 sq. metres (379.0 sq. feet)



### First Floor

Approx. 35.4 sq. metres (381.0 sq. feet)



Total area: approx. 70.6 sq. metres (760.0 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

Flint and Cook Hereford Sales  
22 Broad Street  
Hereford  
Herefordshire  
HR4 9AP

01432 355455  
hereford@flintandcook.co.uk  
flintandcook.co.uk

