



## 37 KERNAL ROAD HEREFORD HR4 0PR

£145,000  
LEASEHOLD

Situated within easy reach of Hereford city centre, a purpose-built two-bedroom ground floor flat offering ideal first-time buyer/retirement accommodation. The property is offered for sale with no onward chain and has the added benefit of double glazing, electric heating, generous sized living accommodation, allocated parking and we recommend an internal inspection.



## 37 KERNAL ROAD

- Within easy reach of the city centre
- Ideal for first time buyer or retirement
- 2 bedroom ground floor flat
- Electric heating and double glazing
- Allocated parking space
- No onward chain



Ground floor canopy porch with partially double glazed entrance door to

### Reception Hall

With fitted carpet, wall mounted electric heater, useful walk-in store cupboard and door to

### Living Room

With double glazed window to the front aspect, wall mounted electric heater and archway to

### Fitted Kitchen

With single drainer sink unit with mixer tap over, wall and base cupboards, work surfaces, splashbacks, space for appliances, double glazed window, display shelving, built-in oven and hob.

### Bedroom 1

With fitted carpet, wall mounted electric heater, double glazed window and built-in double wardrobe.

### Bedroom 2

With fitted carpet, wall-mounted electric heater, double glazed window and built-in single wardrobe.

### Bathroom

With suite comprising bath with shower unit over, low flush WC, pedestal wash hand basin, bidet, double glazed window, wall-mounted electric heater and mirror-fronted medicine cabinet.

### Outside

The property has an allocated parking space.

### Property Services

Mains water, electricity and drainage are connected. Electric heating.

### Outgoings

Water and drainage rates are payable. Service charge - £52 pcm.

### Directions

Proceed west out of Hereford City centre along Whitecross Road, turning left into Ryelands Street. At the mini roundabout turn left into Kernal Road.

### Tenure & Possession

Leasehold - vacant possession on completion. Lease - 125years commenced 2002 with 101 years remaining.

### Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 1.00 pm

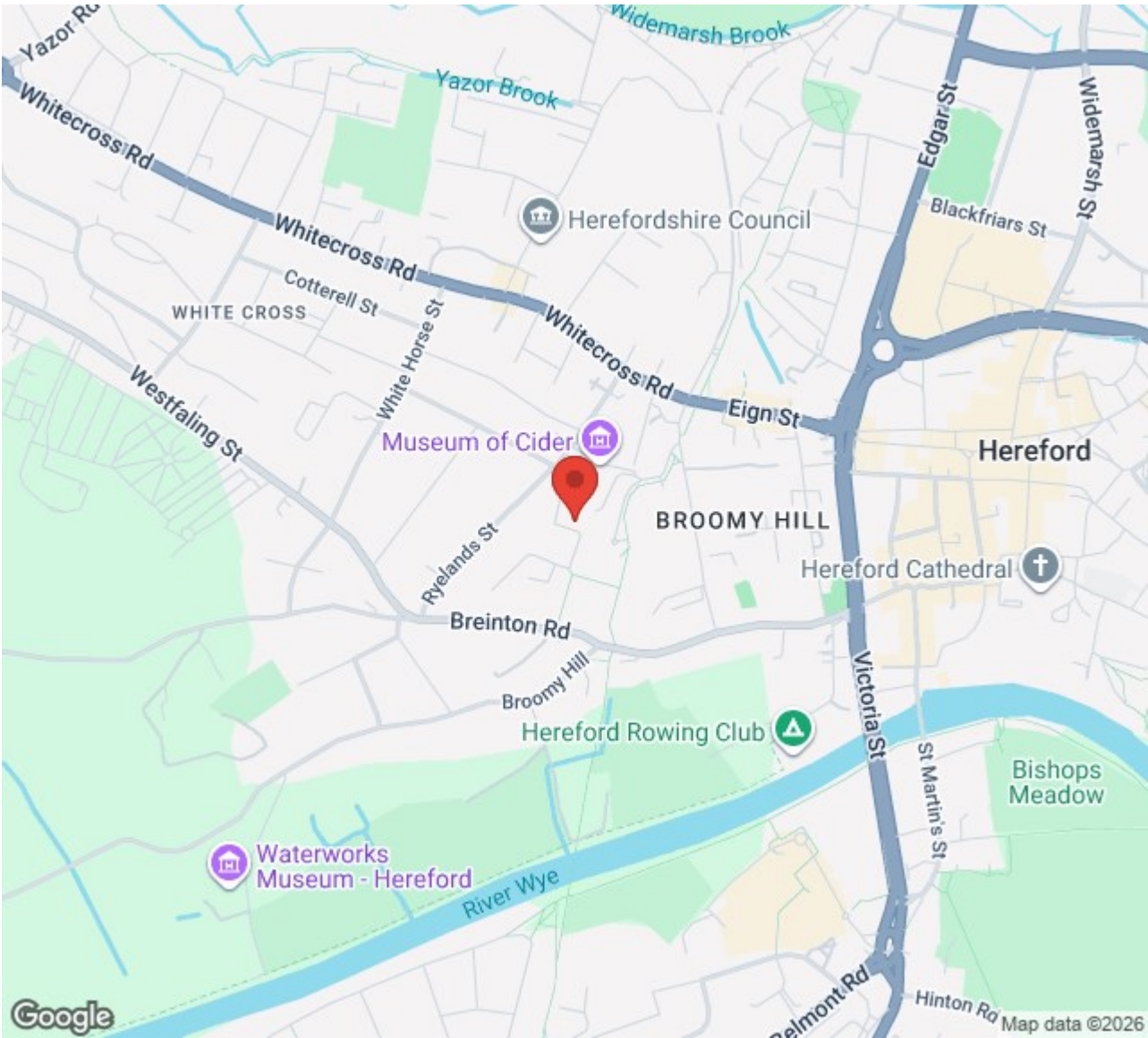
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### Money Laundering Regulations

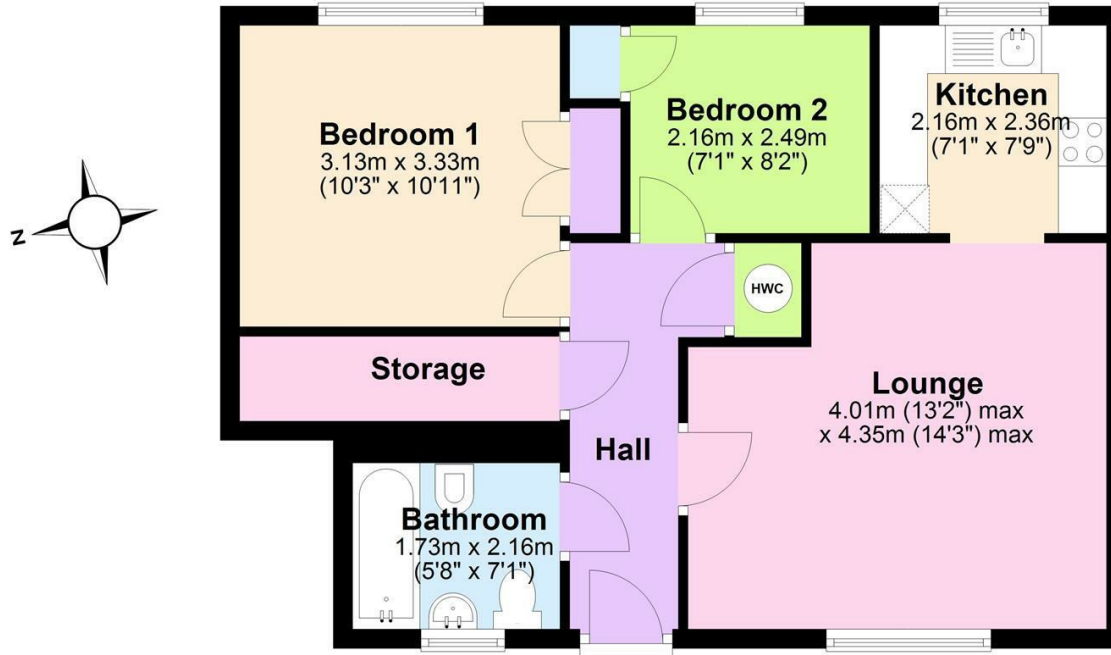
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

37 KERNAL ROAD



## Floor Plan

Approx. 54.0 sq. metres (580.8 sq. feet)



Total area: approx. 54.0 sq. metres (580.8 sq. feet)

37 Kernal Road, Hereford

EPC Rating: D Herefordshire Council Council Tax Band: A

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 67                      | 72        |
| (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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