



## 4 BURROWS COURT HAMPTON PARK, HEREFORD HR1 2SN

£149,995  
FREEHOLD

In popular residential location a retirement bungalow on exclusive small development with 2 bedrooms, refitted shower room, electric heating, double glazing, site manager. Over 60's. Viewing highly recommended.

**Flint**  
&  
**Cook**

# 4 BURROWS COURT

• Site Managed • Exclusive development • Retirement bungalow - over 60's • Electric heating • 2 Bedrooms • Double glazing • Newly refitted shower room



## Entrance Porch

With door to the

## Living Room

Electric storage heater, window to front, door and serving hatch into the

## Kitchen

Base and wall mounted units, worksurfaces, tiled splashbacks, space for electric cooker, hatch to roof space, window and door to rear.

**A door leads from the Living Room into the**

## Inner Hall

Storage heater, emergency pull-cord, airing cupboard with hot water cylinder, electric panel heater.

## Bedroom 1

Electric panel heater, windows to front.

## Bedroom 2

Electric panel heater, built-in wardrobe, window to rear.

## Shower Room

Newly re-fitted double length shower with electric fitment, wash hand-basin with cupboard under, WC, electric towel radiator and extractor fan.

## Outside

There are well-maintained communal grounds with parking and to the rear there is a pathway with railings beyond which is a stream and a pleasant outlook.

## Tenure & Possession

Leasehold on a 999 year Lease commenced in 1985. Service charge £274 per quarter (to include buildings insurance, maintenance and lighting of communal areas, site management costs with pull-cord link to Accord Care. Service charge also includes external renewals (glazing etc). Vacant possession on completion.

## Outgoings

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations). Electric heating.

## Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

## Opening Hours

Monday - Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 2.00 pm

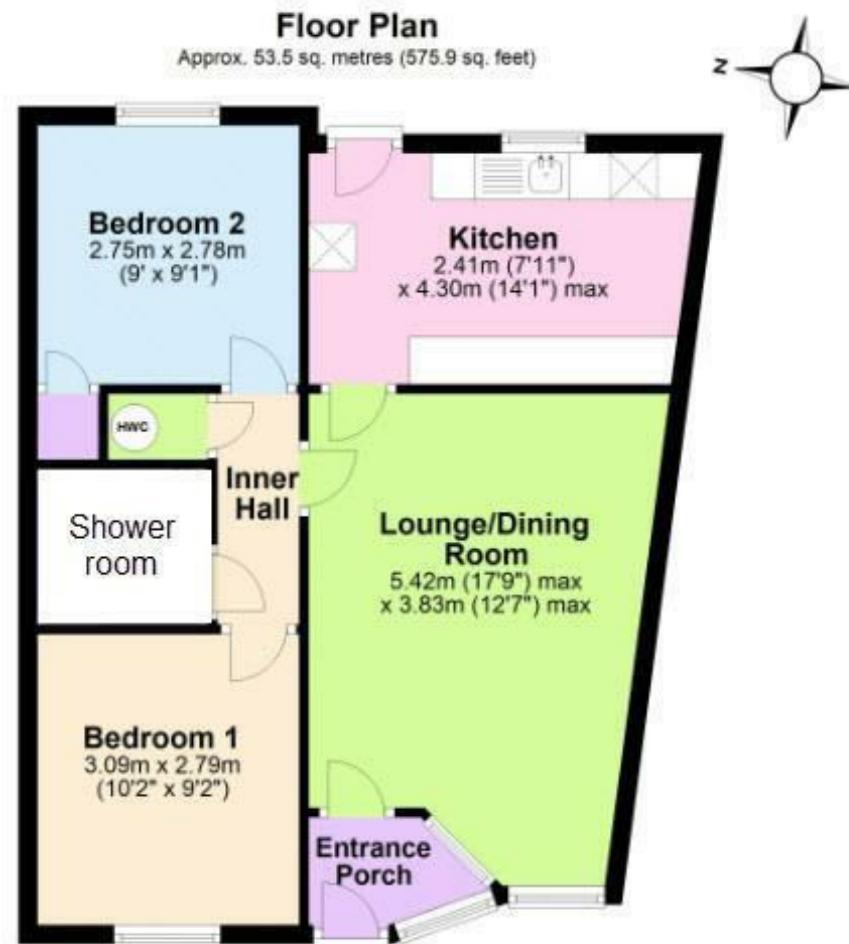
## Money Laundering

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

## Residential lettings & property management

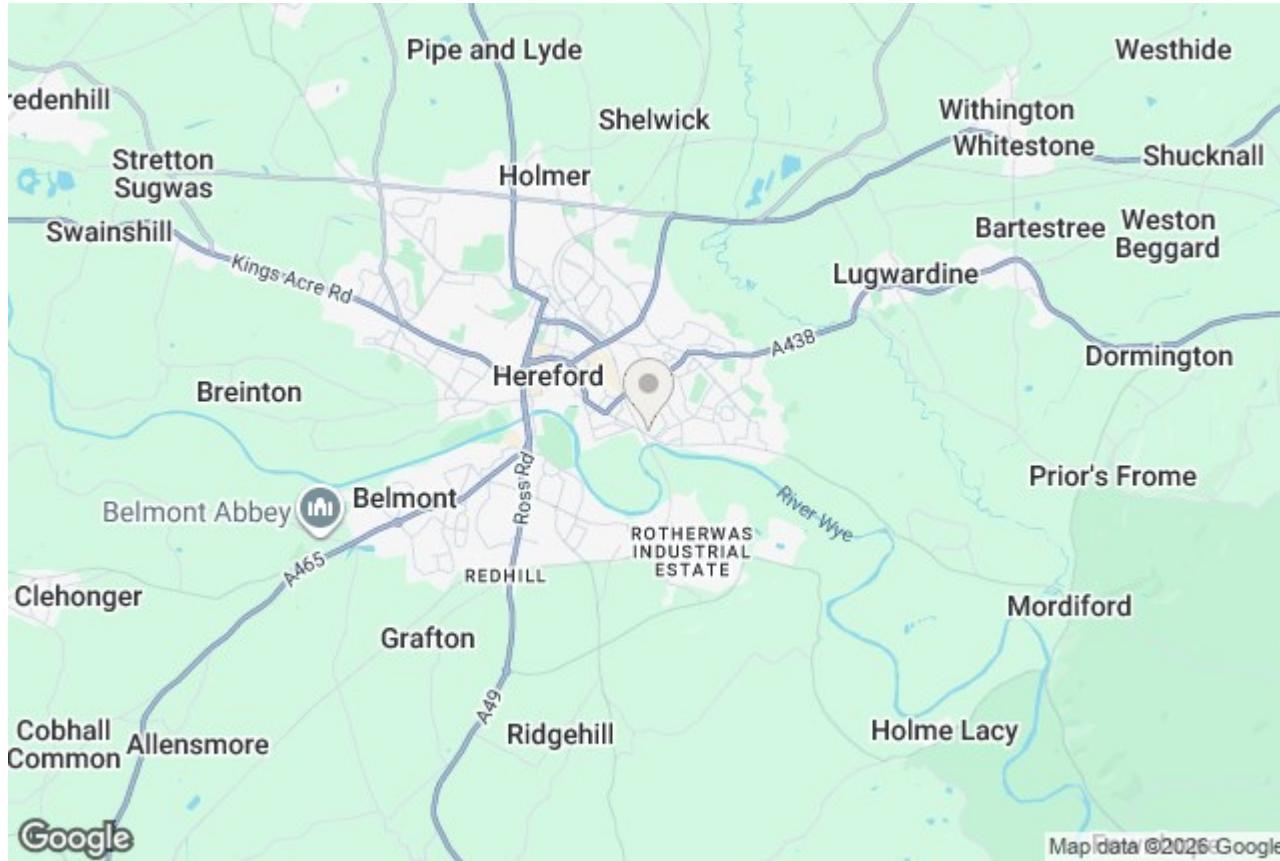
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

## 4 BURROWS COURT



**4 Burrows Court, Hereford**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPC Rating: D    Council Tax Band: C**

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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