



39 EPSOM WALK

BOBBLESTOCK, HEREFORD HR4 9NJ

Asking Price £210,000
FREEHOLD

Situated in this popular residential location, a two bedroom semi detached house offering an ideal purchase for a first time buyer or investor. The property is being sold with no onward chain and benefits from two double bedrooms, front and rear gardens and a single garage. A viewing is highly recommended.



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- Two double bedrooms • Semi detached house • Garage, gardens & allocated parking • Ideal for a first time buyer • Sold with no onward chain • Must be viewed!



Ground Floor

With composite entrance door leading into the

Entrance Hall

With fitted carpet, ceiling light point, carpeted stairs leading up, double glazed window to the front and door into the

Lounge/Dining Room

With laminate flooring to the dining area and fitted carpet to the living space. The dining area has ample space for a table, a ceiling light point and door into the kitchen. The living area has a radiator, a central ceiling light, feature electric fireplace and door put to the courtyard garden.

Kitchen

A modern fitted kitchen comprising a ramble of wall and base units, there is ample work surface space over. There is a 1 1/2 bowl sink and drainer unit, integrated appliances to include fridge, four ring gas hob, electric oven and combi microwave/grill, under counter space for a washing machine, wall mounted gas central heating boiler and double glazed window to the rear garden.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch and doors to

Bedroom One

A spacious main bedroom with fitted carpet, a central ceiling light, radiator and double glazed window to the front aspect with fitted blind.

Bedroom Two

A good sized second double bedroom currently set up as a bedroom/wet room area. There is a central ceiling light, radiator, double glazed window to the rear aspect, mains fitment shower head with part tiled surround and large fitted storage cupboard.

Toilet/Bathroom

Formerly the bathroom with space for a bath/walk in shower, wash hand basin and low level w/c now set up as a cloakroom comprising a low level w/c, wash hand basin with storage under and tiled surround, radiator and double glazed window.

Outside

The property benefits from two garden spaces, one enclosed by fencing with two access gates laid to patio for ease and low maintenance. The second garden space has a brick paved patio, a good sized area of lawn, a useful wooden storage shed and is enclosed by fencing. The property also benefits from a single garage with up and over door to the front, personal door to the rear, light and power.

Directions

From Hereford proceed west on Whitecross Road, at the monument roundabout take the third exit onto Three Elms Road, take the right hand turning before the Three Elms Pub towards Sandown Drive, continue along this road and take the right turning for Wincanton Close and no.39 is situated at the end as indicated by the agents for sale board.

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

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

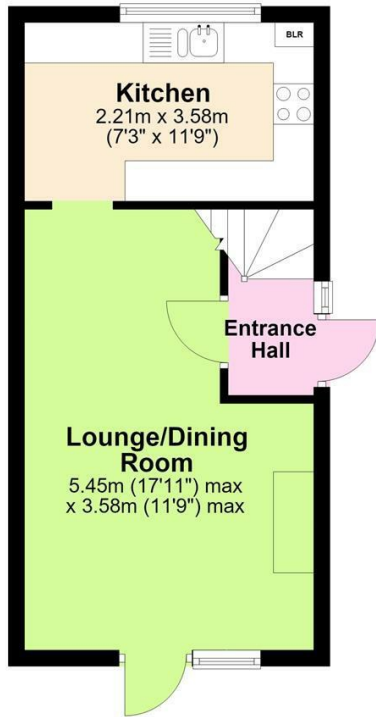
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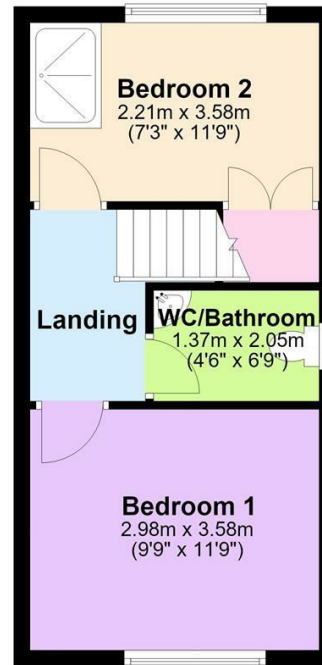
Ground Floor

Approx. 27.8 sq. metres (299.0 sq. feet)



First Floor

Approx. 27.8 sq. metres (299.0 sq. feet)



Total area: approx. 55.6 sq. metres (598.1 sq. feet)

39 Epsom Walk, Bobblestock, Hereford

EPC Rating: C Hereford Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	82
(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

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

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

