



234A WHITECROSS ROAD HEREFORD HR4 0DL

Asking Price £139,950
LEASEHOLD

Situated in this popular residential location, a deceptively spacious 4 bedroom first floor flat, offered for sale with no onward chain. The property, which is well presented throughout, has the added benefit of gas central heating, double glazing, generous sized living accommodation and to fully appreciate this property, we strongly recommend an internal inspection. An excellent range of local amenities are nearby including shops, church, public house, primary/secondary schools and daily bus service. Hereford city centre is within easy reach.



234A WHITECROSS ROAD

- Popular residential location
- Deceptively spacious first floor flat
- Large living room and fitted kitchen
- 4 good sized bedrooms
- Gas central heating, double glazing
- No onward chain



In more detail the accommodation comprises ground floor side entrance door through to

Ground Floor Reception Hall

With vinyl flooring, double glazed window, understairs store cupboard and door to

Utility Room

With power and light points, double glazed side window and further useful store cupboard.

A carpeted turning staircase leads up to

First Floor Spacious Landing

With fitted carpet, radiator, double glazed side window, access hatch to loft space, built-in store/airing cupboard with shelving and door to

Living Room

A light and airy room with laminate flooring, radiator and double glazed window to the front aspect.

Kitchen

Fitted with a range of wall and base cupboards, ample work surfaces with splashbacks, 1½ bowl sink unit with mixer tap over and double glazed window above, freestanding cooker with cooker hood over, further space for appliances, central spotlighting and wall mounted gas central heating boiler.

Bedroom 1

With fitted carpet, double glazed windows to the front and side aspects and two radiators.

Bedroom 2

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

Bedroom 3

With fitted carpet, radiator and double glazed window to the front aspect.

Bedroom 4

With laminate flooring, radiator and double glazed window to the rear.

Bathroom

With white suite comprising panelled bath with shower unit over and glazed screen, pedestal wash hand basin, tiled floor and wall surround for easy maintenance, double glazed window, radiator and shaver socket.

Separate WC

With low flush cistern, tiled floor, double glazed window and radiator.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Water and drainage rates are payable. Service charge £240 per annum.

Directions

Proceed west out of Hereford city centre along the Whitecross Road. On approaching the Whitecross roundabout, the Co-op Supermarket is on the right hand side and the flat is situated immediately above, with

the access door to the side.

Viewing

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

Money Laundering Regulations

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

Tenure & Possession

Leasehold - with 170 years remaining.
vacant possession on completion.

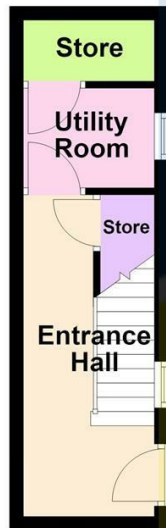
Residential lettings & property management

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.

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Ground Floor
Approx. 13.7 sq. metres (147.8 sq. feet)



First Floor
Approx. 88.0 sq. metres (947.6 sq. feet)



Total area: approx. 101.8 sq. metres (1095.4 sq. feet)

EPC Rating: D Hereford 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	60	69
(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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