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### **32 Marcle Walk, Newton Farm, Hereford, HR2 7TD**

*Situated to the south of Hereford city in the well established residential location of Newton Farm, a well presented one bedroom first floor flat with gas central heating and double glazing.*

**£100,000 (Leasehold)**

## 32 Marcle Walk, Newton Farm, Hereford, HR2 7TD

### LOCATION

The property is located to the south of Hereford city in the well established residential location of Newton Farm. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

### DESCRIPTION

The subject property is a well presented, one bedroom first floor flat with gas central heating and double glazing. The accommodation comprises entrance hall with stairs leading to the first floor landing with access to the sitting room, bedroom, study/dressing room, bathroom and kitchen. In more detail, the accommodation comprises;

### ON THE FIRST FLOOR:

Front aspect double glazed entrance porch leading to the entrance hall with stairs to the first floor.

### Landing

With storage cupboard housing the gas central heating boiler, panelled radiator, smoke alarm and doors to all rooms.

### Sitting Room

4.01m (13'2) x 3.1m (10'2)

With rear aspect double glazed window, panelled radiator and TV point.

### Kitchen

2.77m (9'1) x 2.57m (8'5)

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surfaces, tiled splashbacks, base units under with matching wall units, integrated electric double oven, gas hob and cooker hood over, panelled radiator, vinyl flooring, space for upright fridge freezer and space for washing machine.



### Bedroom

3.99m (13'1) x 3.1m (10'2)

With front aspect double glazed window and panelled radiator.

### Study/Dressing Room

1.8m (5'11) x 1.78m (5'10)

With front aspect double glazed window and panelled radiator.



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### Bathroom

With suite comprising panel enclosed bath with mixer tap and shower attachment, low flush WC, pedestal mounted wash hand basin, access hatch to loft space, vinyl flooring and heated towel rail.



### COUNCIL TAX BAND A

Made payable to Herefordshire Council.

### BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

### TENURE

The property is held on a 125 years lease which commenced on the 17th November 1986.

### SERVICE CHARGE & GROUND RENT

The current service charge for the property is £75 pcm and the ground rent is £10 pcm (as at 13th November 2025)

### SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

### DIRECTIONAL NOTE

Proceed out of Hereford along the Belmont Road. On reaching the roundabout, take the first exit onto Southholme Road, continue to the mini roundabout and take the second exit into Waterfield Road which then turns to Treago Grove. Go through the S bends and Marcle Walk is located on the right hand side as indicated by the agents for sale board.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**13th November 2025**

ID41587

## 32 Marcle Walk, Newton Farm, Hereford, HR2 7TD

### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## 32 Marcle Walk, Newton Farm, Hereford, HR2 7TD

### FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

