



## 41 MARCLE WALK

HEREFORD HR2 7TD

£119,950  
LEASEHOLD

Situated south of Hereford City, a well presented first floor flat offering ideal first time buyer/investor accommodation. The property has the benefit of a modern shower room, two bedrooms, a private garden and permit communal parking. A viewing is highly recommended.





# 41 MARCLE WALK

- First floor flat • One double bedroom, one study/2nd bedroom & modern shower room • Private garden & communal parking • Gas central heating & double glazing • Ideal for a FTB/Investor • Must be viewed!



## Ground Floor

With canopy porch and UPVC entrance door leading into the

## Entrance Hall

With vinyl flooring, radiator, wall light and carpeted stairs leading up to the

## Landing

With fitted carpet, radiator, ceiling light point, smoke alarm, useful storage cupboard and doors leading into

## Lounge/Dining Room

With fitted carpet, ceiling light point, radiator and large double glazed window overlooking the rear aspect.

## Kitchen

Fitted with matching wall and base units, ample work surface space over, stainless steel sink and drainer unit, four ring electric hob and oven, space for freestanding fridge/freezer and under counter space for washing machine, wall mounted gas central heating boiler and double glazed window.

## Bedroom One

A spacious double bedroom with large double glazed window to the front aspect, ceiling light point, loft hatch, radiator and ample space for wardrobes.

## Study/Bedroom Two

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect and useful built in storage.

## Shower Room

A newly fitted shower room comprising large wall in shower with mains fitment rainfall shower head over, panelled surround and glass sliding door, vanity wash hand basin, low flush w/c, contemporary radiator, ceiling light point and extractor.

## Outside

The property benefits from a private garden and permit parking within the communal parking area. To the front there is a small paved path providing access to the private entrance for no.41 with useful outside storage cupboard and porch area, the front is part enclosed by brick walling and fencing. There is a side access gate providing access into the private garden which is laid to stone and patio for ease and low maintenance enclosed by fencing.

## Money Laundering

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

## Tenure & Possession

Leasehold - vacant possession on completion.

88 years remaining on the lease.

Service charge - £20.25 pcm to include ground rent, buildings insurance & car parking.

## Outgoings

Water and drainage rates are payable.

### **Property Services**

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

### **Opening Hours**

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

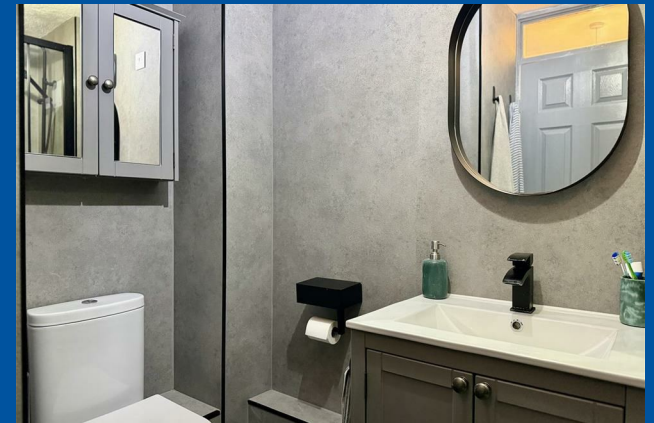
### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

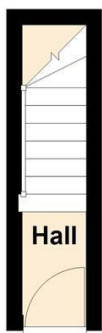
### **Residential lettings & property management**

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.

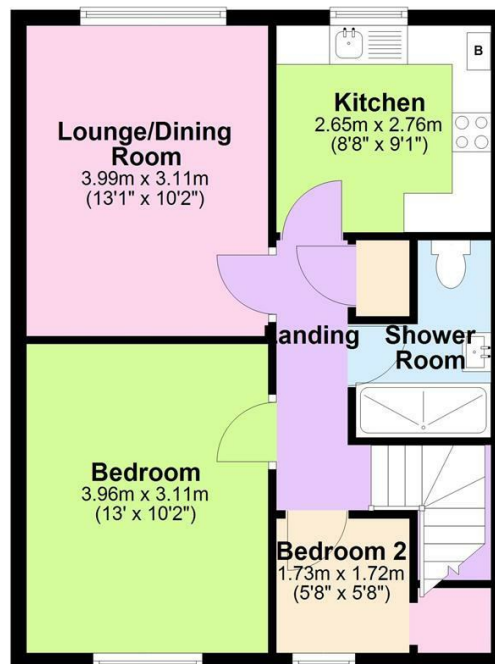
## **41 MARCLE WALK**



**Ground Floor**  
Approx. 3.1 sq. metres (33.2 sq. feet)

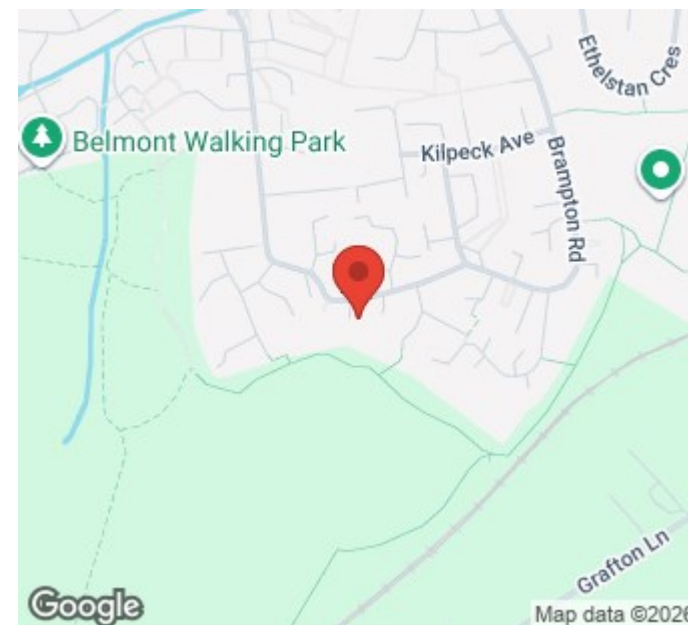


**First Floor**  
Approx. 48.3 sq. metres (519.9 sq. feet)



Total area: approx. 51.4 sq. metres (553.1 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(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

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