

for sale

£245,000



## Nightingale Way Hereford HR1 2NQ

This ground-floor apartment, sold with NO ONWARD CHAIN, features a well-kept communal front garden with lush greenery and manicured hedges. Large sash windows fill the home with natural light, creating a bright, welcoming feel.



# Nightingale Way Hereford HR1 2NQ

## Entrance Hall

Door to front, electric radiator, storage cupboard, ceiling light point and doors to the following.

## Study

Double opening doors.

## Lounge

17' 5" x 16' 5" ( 5.31m x 5.00m )

Two sash windows to rear elevation, two electric radiators, two ceiling light points, high ceilings and door to the following.

## Kitchen

14' 2" x 10' 11" ( 4.32m x 3.33m )

Fitted kitchen with soft close wall and base units with roll top work surfaces over one and a half bowl sink and drainer with splash back tiling to walls, integrated oven and grill, electric hob with extractor fan over, integrated fridge freezer, plumbing for washing machine, integrated dish washer, electric radiator, sash window to rear and two ceiling light points.

## Bedroom One

11' 10" x 10' 6" max ( 3.61m x 3.20m max )

Sash window to front elevation, fitted wardrobe, radiator, ceiling light point and door to en suite





## En Suite

Modern white suite briefly comprising: shower cubicle with glass door, wash hand basin, low level WC, part tiling to the walls, extractor fan, ceiling light point, radiator and two wall light points.

## Bedroom Two

11' x 9' 5" ( 3.35m x 2.87m )

Sash window to front, radiator and ceiling light point.

## Bathroom

Modern white suite briefly comprising of bath with mixer taps and shower head over, wash hand basin, low level W.C, part tiling to walls, extractor fan, ceiling light point, airing cupboard housing boiler, radiator and two wall light points.

## Outside

Communal lawns are well maintained by a management company, framed by box hedging and mature trees. The property includes a designed off-road parking space.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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23 King Street  
 HEREFORD HR4 9BX

Property Ref: HER315804 - 0009

Tenure:Leasehold EPC Rating: F

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

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