



32 HUSKINSON DRIVE HEREFORD HR1 1DB

£150,000
LEASEHOLD

Situated in this convenient central location, a spacious 2nd floor apartment with a pleasant outlook and located in a modern purpose built block with a door entry system, double glazing, off road parking and is ideal for first time buyers or for investment. Sold with no onward chain!



32 HUSKINSON DRIVE

- Sold with no onward chain
- Ideal for a first time buyer/ investor
- Two bedroom top floor flat
- Allocated parking
- Convenient central location
- Must be viewed!

Ground Floor

With entrance door leading into the communal entrance hall with stairs leading to the second floor and entrance door into

No.32 Entrance Hall

With fitted carpet, wall mounted fuse box, space for coat and shoe storage and door leading into the

Inner Hallway

With ceiling light point, telephone entry system, heating thermostat for the hot water, loft hatch, electric radiator, airing cupboard housing the hot water system and doors to

Lounge/Dining Room

A light and airy space with two large double glazed windows, ample space for both living and dining, fitted carpet, electric heater and ceiling light point.

Kitchen

Comprising fitted base units with work surface space over and tiled splash backs, integrated electric oven and oven with extractor hood over, stainless steel sink and drainer, under counter space for washing and space for a freestanding fridge freezer.

Bathroom

Three piece suite comprising panelled bath with electric shower over and tiled surround, pedestal wash hand basin, low flush w/c, ceiling light point and electric heater.

Bedroom One

With fitted carpet, ceiling light point, electric heater, two double glazed windows and double fitted wardrobe.

Bedroom Two

With fitted carpet, ceiling light point, loft hatch, electric heater and double glazed window.

Outside

The property benefits from one allocated parking space.

Directions

From Hereford proceed towards Worcester on the A4103 and just before Aylestone Hill turn left into Barrs Court Road and then before the mini roundabout turn left into Huskinson Drive and the apartment block is located on the right hand side towards the end of the cul-de-sac.

Property Services

Mains water, electricity and drainage are connected.

Outgoings

Water and drainage rates are payable.

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.



Money Laundering

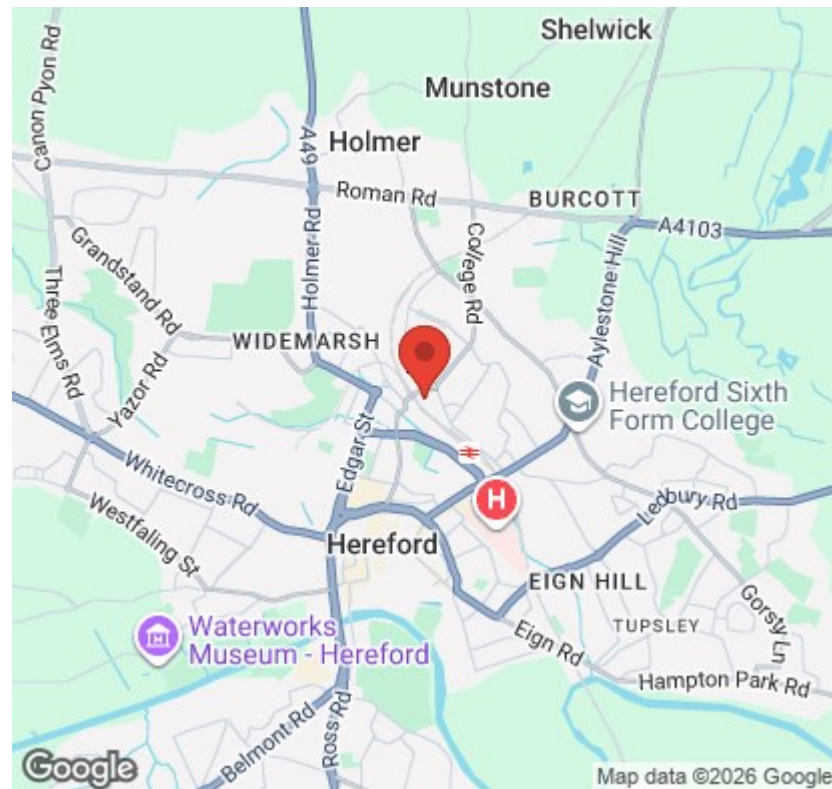
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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

Leasehold - vacant possession on completion.
Lease length 125 years from 2002 with 100 years remaining
Service charge
Ground rent

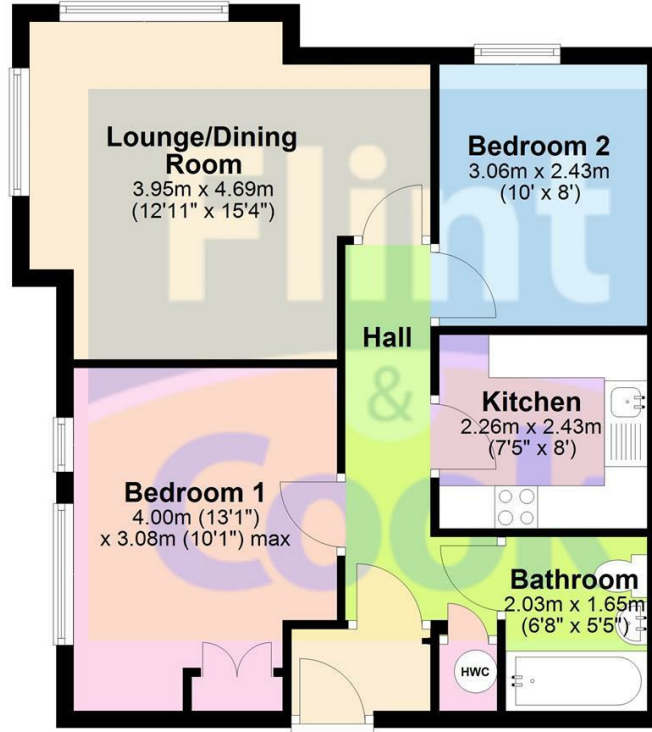


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Ground Floor

Approx. 53.3 sq. metres (573.3 sq. feet)



Total area: approx. 53.3 sq. metres (573.3 sq. feet)

EPC Rating: C Hereford Council Tax Band: A

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 81 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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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