





2 TRISTRAM COURT

HEREFORD HR1 1RZ

Asking Price £165,000

FREEHOLD

Situated in this sought after residential location, a well-presented modern one-bedroom terraced house, offering an ideal opportunity for first-time buyers or investors. The property benefits from driveway parking, an enclosed rear garden, gas central heating and double glazing. Offered for sale with the added benefit of no onward chain.

Flint & Cook

2 TRISTRAM COURT

• Modern terraced house • Driveway & enclosed garden • One double bedroom • Gas central heating & double glazing • Ideal for a first time buyer/investor • Sought after residential location





Ground Floor

With a canopy porch and entrance door into the

Entrance Hall

With tiled floor, ceiling light point, radiator, wall mounted fuse box, opening into the kitchen and door to the

Living Room

A spacious lounge with fitted carpet a central ceiling light, carpeted stairs leading up with a useful under stair storage cupboard, a double glazed window and door lead out to the rear garden.

Kitchen

Fitted with a range of wall and base units, ample work surface space over and tiled splash backs, integrated fridge/freezer, electric hob and oven with extractor over, under counter space and plumbing for a washing machine, stainless steel sink and drainer, double glazed window to the front aspect.

First Floor Landing

With fitted carpet, ceiling light point, smoke alarm, useful storage cupboard and doors to

Bedroom

A spacious bedroom with fitted carpet, a central ceiling light point, radiator, double glazed window to the rear aspect, useful storage cupboard and open fronted double wardrobe.

Bathroom

A three piece white suite comprising a panelled bath with shower fitment over and tiled surround, pedestal wash hand basin, low level w/c, heated towel rail and double glazed window.

Outside

To the rear there is a low maintenance garden laid to a mix of artificial turf and stone, there is a paved pathway leading to the rear access gate and the garden is enclosed by fencing. To the front there is a driveway with off road parking for one, a small area of lawn and pathway leading to the front door.

Directions

From Hereford proceed initially towards Ledbury on the A438, just past the Fire Station turn right onto the B4224 towards Fownhope (Eign Road). Just before leaving the City turn left into Sudbury Avenue where the property will be found on the right-hand side.

Money Laundering

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

Outgoings

Water and drainage rates are payable.

Property Services

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

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

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

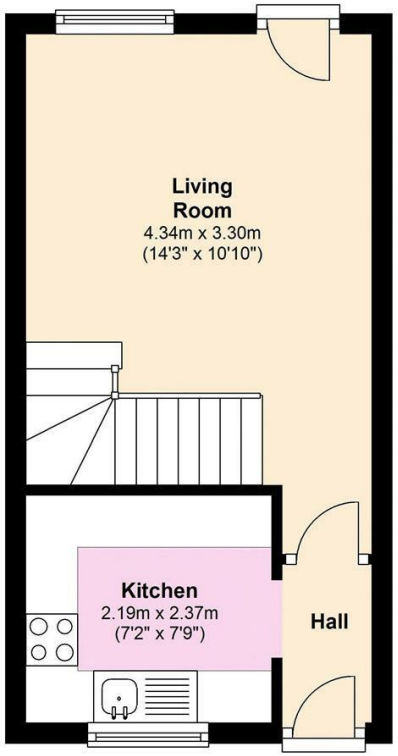
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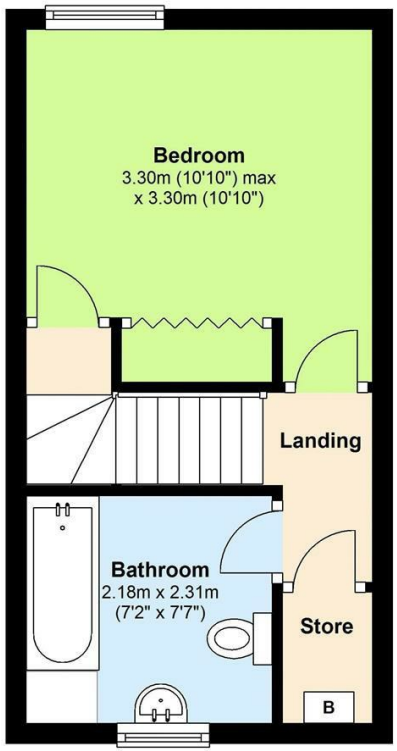




Ground Floor
Approx. 22.0 sq. metres (236.4 sq. feet)

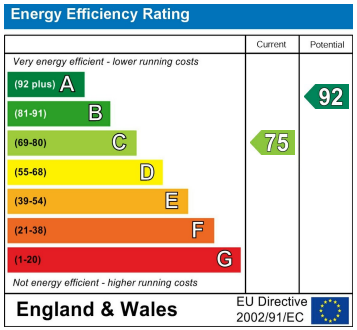


First Floor
Approx. 21.9 sq. metres (236.2 sq. feet)



This plan is for illustrative purposes only
Plan produced using PlanUp.





EPC Rating: C HEREFORD Council Tax Band: A

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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