



7 ADRIAN CLOSE

HEREFORD HR2 7QB

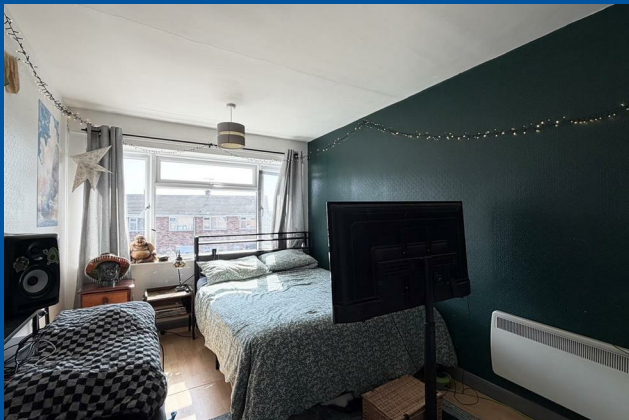
£143,500
LEASEHOLD

Situated south of Hereford City in this quiet cul-de-sac position, a two bedroom first floor flat offering ideal first time buyer or investor accommodation. The property benefits from two double bedrooms with fitted storage, a spacious lounge/diner, electric heating & double glazing. A viewing is advised.



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- Ideal for a first time buyer/ investor • Two double bedrooms • First floor flat • Situated south of Hereford City • Must be viewed!
- Electric heating & double glazing



Ground Floor

With entrance door into the

Entrance Porch

With tiled floor, window to the side aspect, storage cupboard housing the electric fuse box and door into the

Entrance Hall

With wood effect flooring, ceiling light point, space for coat and shoe storage and stairs leading up to the

First Floor Landing

With fitted carpet, ceiling light point, loft hatch, airing cupboard housing the hot water cylinder and doors into

Lounge/Dining Room

A spacious lounge/diner with laminate flooring, a large double glazed window to the front aspect, two ceiling light points with three additional wall lights, feature fireplace with electric stove and door into the

Kitchen

Fitted kitchen comprising a range of fitted wall and base units with ample work surface space over and tiled splash backs, stainless steel sink and drainer, freestanding electric cooker, space for a freestanding fridge/freezer and under counter space and plumbing for a washing machine, there is a large double glazed window to the rear.

Bedroom One

A spacious double bedroom with laminate flooring, wall mounted electric heater, ceiling light point, large double glazed window to the front aspect and double fitted wardrobe.

Bedroom 2

With double glazed window to rear, wall heater & fitted carpet.

Bathroom

Three piece suite comprising panelled bath with electric shower over and tiled surround, pedestal wash hand basin, low flush w/c and double glazed window.

Directions

Proceed south out of Hereford on the A49 Ross Road. Turn right into Maybury Avenue, left into Ross Road which continues into Marlbrook Road, continuing to Beaufort Avenue and then left into Bardolph Close and first right into Adrian Close.

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity and drainage are connected. Electric heating.

Tenure & Possession

Leasehold - vacant possession on completion. 99 year lease from 2012, 85 years remaining.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering

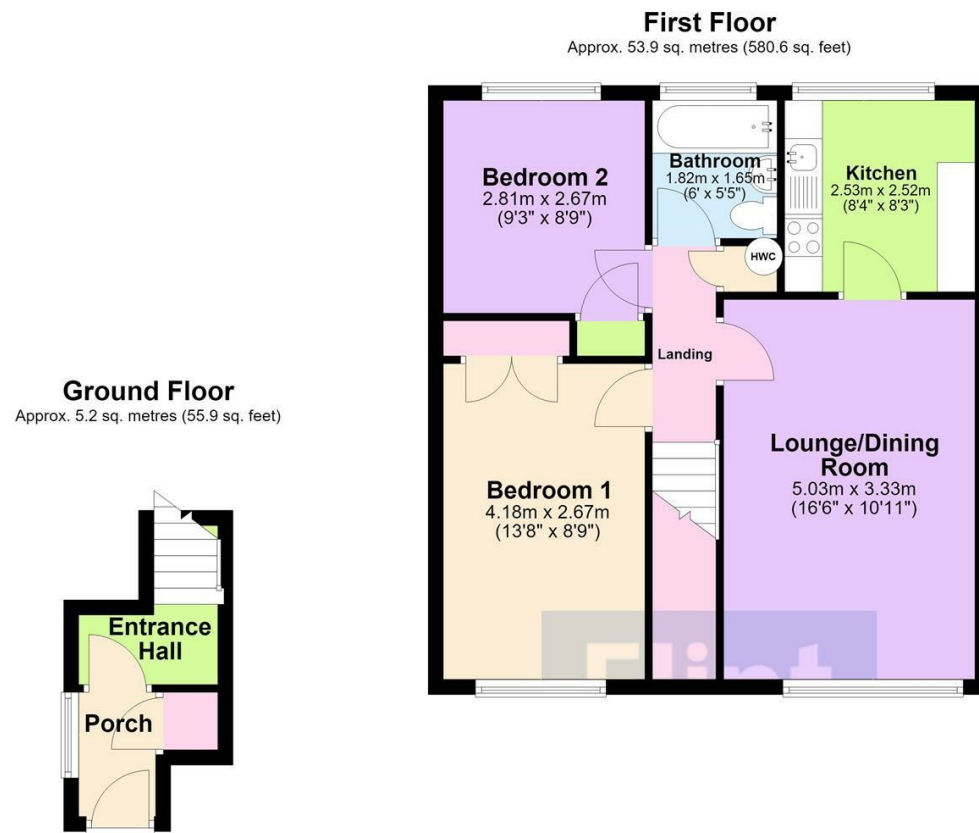
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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.

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Total area: approx. 59.1 sq. metres (636.5 sq. feet)

EPC Rating: E Hereford Council Tax Band: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	40	
(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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