



2, Campbell Road, Hereford, HR1 1AD
Offers Over £170,000

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2 Campbell Road Hereford

A wonderful purpose built modern two bedroom ground floor garden flat with allocated parking in this popular area within the North of Hereford city.

The recently decorated interior has the benefits of double glazing, gas central heating, open plan living accommodation, built in storage as well as having both a family bathroom and an en-suite shower room.

The garden to the rear is fully enclosed and very private.

A fantastic opportunity to buy for first time buyers, downsizers and investment buyers.

TO BOOK YOUR VIEWING PLEASE CALL 01432-266007

- Modern ground floor flat
- Two double bedrooms
- Enclosed private rear garden
- Family bathroom & En-suite
- Open plan living space
- Fully fitted kitchen
- Allocated off road parking
- Gas central heating
- Popular residential area
- No onwads chain

Material Information
Offers Over £170,000
Tenure: Leasehold
Local Authority: Herefordshire Council
Council Tax: B
EPC: C (78)
For more material information visit www.cobbamos.com

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Total area: approx. 70.5 sq. metres (758.7 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction
The spacious and well presented accommodation comprises: hallway, kitchen, living room, family bathroom, two double bedrooms one with en-suite. Further benefits include off road parking, double glazing, light and airy living accommodation and a private rear garden.

Property Description
The property is accessed via a communal entrance hall which leads to a private hallway. The open plan kitchen/living room is of good size with oak laminate flooring, neutrally decorated and has dual aspect windows creating a light and airy ambience. The kitchen area is fitted with matching oak and cream wall and base units with a gas hob, electric oven and extractor fan over.

Bedroom one is a double room with the benefits of built in wardrobes, an ensuite shower room, plus a window to the rear overlooking the garden. Bedroom two is also a double room with a side aspect. The bathroom is fitted with a three piece white suite including a bath with shower over.

Garden & Parking
To the front of the property there is off road parking, plus a pedestrian footpath providing access to the front door. The rear garden is enclosed with gated entrance, has a patio area with a split level lawn.

Location
Situated in a small modern development to the north eastern outskirts of the city with a number of amenities in walking distance including the railway station, Point 4 fitness centre, primary and secondary schools and the more comprehensive facilities of Hereford city centre less than 1.5 miles away which include doctors, hospital, bus station, cinema and shops.

Services
All mains services are connected to the property.

Lease currently has 982 years remaining - ground rent and service charge TBC

Broadband
Broadband download upload Availability
Standard 2 Mbps 0.4 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 8000 Mbps 8000 Mbps Good
Networks in your area - Openreach, Zzoomm

Indoor & Outdoor Mobile Coverage
<https://www.ofcom.org.uk/mobile-coverage-checker>

Anti-Money Laundering Regulations
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.

Directions
From the city centre proceed north on Commercial Road to the top of Aylestone Hill,go straight on at the mini roundabout and left at the second mini roundabout onto Venns Lane. After approx half a mile, turn right into Campbell Road and the property is on the right as indicated by our For Sale board.
What3words:///forget.anyway.indeed

