



## 16 ROMAN WAY

STRETTON SUGWAS, HERFORD HR4 7AG

£159,950  
LEASEHOLD

Situated on the western outskirts of Hereford City in the popular Stretton Sugwas is this fantastic two double bedroom first floor apartment offering ideal first time buyer/ investor accommodation. The property which comprises entrance hall to the ground floor with a light and airy lounge/dining space, modern kitchen & bathroom, two double bedrooms and a large enclosed garden space. The property also benefits from gas central heating & double glazing. A viewing is highly recommended.



# 16 ROMAN WAY

- First floor flat
- Outskirts of Hereford City
- Enclosed private garden and communal parking
- Ideal for first time buyers
- Two double bedrooms

## Full Description

Situated on the western outskirts of Hereford City in the popular Stretton Sugwas is this fantastic two double bedroom first floor apartment offering ideal first time buyer/ investor accommodation. The property which comprises entrance hall to the ground floor with a light and airy lounge/dining space, modern kitchen & bathroom, two double bedrooms and a large enclosed garden space. The property also benefits from gas central heating & double glazing. A viewing is highly recommended.

## Ground floor

With entrance door leading into

## Entrance porch

With vinyl flooring, opening into a ground floor store with space for coats and shoes and shoe storage, light and power, a door then leads into the

## Entrance hall

With fitted carpet, radiator, smoke alarm, fitted wall light and carpeted stairs leading up

## First floor landing

With fitted carpet, ceiling light point, smoke alarm, loft hatch and space for coat storage with doors leading into

## Lounge/dining room

With fitted carpet, radiator, dual aspect double glazed windows, ceiling light point, ample space for both dining and living and door into the

## Kitchen

A modern fitted kitchen with matching wall and base units, ample work surface space over, ceramic sink and drainer unit, four ring electric hob with oven below and extractor over, under counter space for washing machine and space for freestanding fridge/freezer, tiled splash back, vinyl flooring, dual aspect double glazed windows, built in storage cupboard housing the gas central heating boiler.

## Bedroom 1

A good sized double bedroom with fitted carpet, ceiling light point, radiator, and double glazed window.

## Bedroom 2

With fitted carpet, ceiling light point, two double glazed windows to the front aspect and built in storage cupboard.

## Bathroom

A modern three piece white suite comprising panelled bath with mains fitment shower over and panelled surround, pedestal hand basin, low flush w/c, radiator, vinyl flooring and double glazed window.

## Outside

To the front there is a small patch of lawn with concrete pathway leading to a brick built outside shed. The path continues to the private rear garden which is enclosed by fencing with outside wooden storage shed. The rear garden is laid to lawn. To the front there is also a communal parking area.



### Directions

Proceed west out of Hereford along Whitecross Road, at the monument roundabout take the second exit straight onto Kings Acre Road, shortly after Blue Diamond and before Kings Acre Cars, take the right hand turn signposted for Credenhill, at the roundabout take the first left into Stretton Sugwas, follow the road round and take the second left towards Swainshill, then take the first right and immediate right again into Roman Way.

### Services

Tenure & possession Leasehold - 122 year lease commenced 1991  
Ground rent £10 per annum  
Mains water, electricity, drainage and gas are connected.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

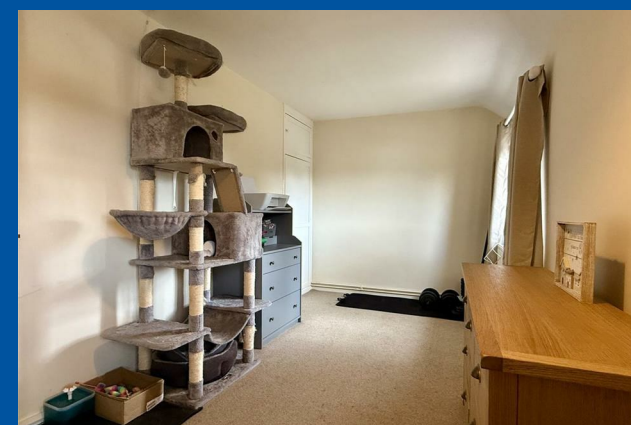
### Opening Hours

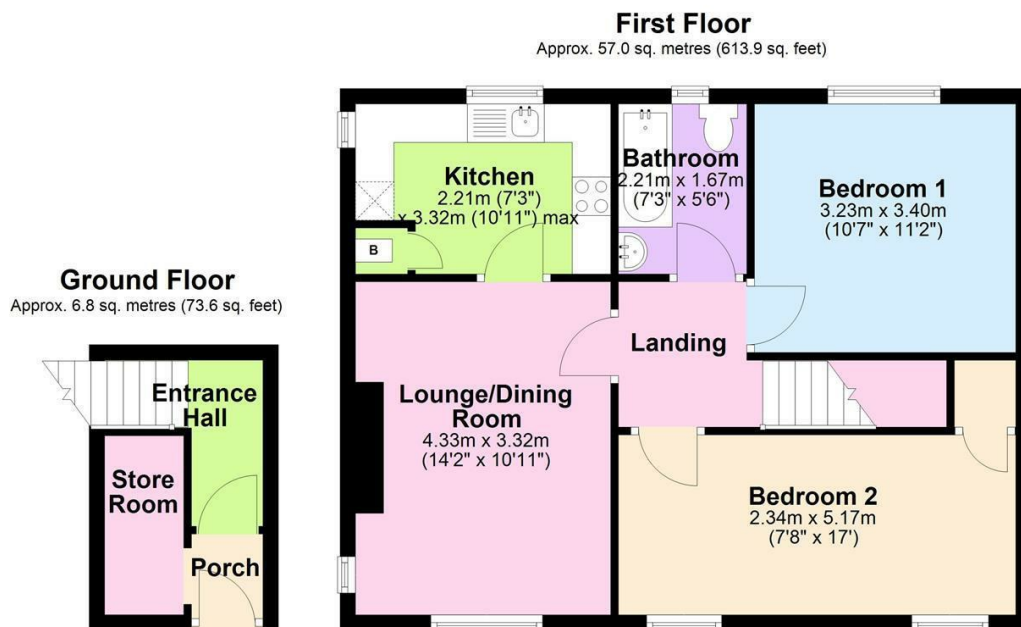
Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

### Money Laundering

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

## 16 ROMAN WAY





Total area: approx. 63.9 sq. metres (687.6 sq. feet)  
**16 Roman Way, Stretton Sugwas, Hereford**

**EPC Rating: C Hereford Council Tax Band: B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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