



92 Nicholson Court, Bobblestock, Hereford, HR4 9TD

Asking Price £108,000



**92 Nicholson Court, Bobblestock, Hereford,  
HR4 9TD**

Trivett Hicks is pleased to offer this one bedroom first floor apartment, which would make an ideal first time or investment buy. The property is situated to the northern side of Hereford city in the popular area of Bobblestock.

This well presented one bedroom first floor apartment with newly fitted shower with the larger walk in cubical comprises: entrance hall, living room/diner, fitted kitchen, shower room with newly fitted shower, cubical and a bedroom. The property benefits from off road parking and communal gardens.

The area of Bobblestock has local amenities that include; supermarket, newsagent, doctors surgery and a regular bus service to the more comprehensive facilities of Hereford City centre.

**FULL DETAILS**

**ENTRANCE HALL**

Electric storage heater, intercom for communal door, airing cupboard housing hot water tank, beech style laminate flooring, power point and fitted storage cupboard, door to:

**LIVING ROOM/DINER 18'1" x 11'10" (5.53m x 3.61m )**

Double glazed window to the front aspect, electric storage heater, beech style laminate flooring, telephone point, TV point, power points, coved and textured ceiling, door to:

**FITTED KITCHEN 9'3" x 5'10" (2.82m x 1.80m )**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, fitted electric oven, four ring electric hob with stainless steel extractor hood over, double glazed window to the side aspect, vinyl flooring, power points and textured ceiling.

**BEDROOM 11'10" max x 11'9" max (3.61m max x 3.60m max)**

Double glazed window to the front aspect, electric storage heater, power points and textured ceiling.





#### SHOWER ROOM

Newly fitted shower room with three piece suite comprising large/double glazed shower cubical with fitted electric shower, pedestal wash hand basin, tiled splashbacks, low-level WC and extractor fan.

#### DIRECTIONS

Leave the city centre and turn right at the traffic lights into Victoria Street. At the next set of traffic lights, take the turning left into Eign Street before Steels. Proceed along this road until you reach the roundabout, take the fourth exit into the Yazor Road. At the end of this road reaching the mini roundabout take the first exit into Grandstand Road. Follow Grandstand road until you reach the T junction. At the junction opposite the supermarket, turn right into Sandown Drive, continue on this road and take the next left into Doncaster Avenue. Continue along Doncaster Avenue follow the road around to the right and Nicholson Court will be found immediately in front of you.

#### COUNCIL TAX

Band A £1619.24 2025/2026 (A reduction may be applicable for single occupancy).

#### TO VIEW

Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

#### LOCAL AUTHORITY

Herefordshire Council Tel: 01432 260000.

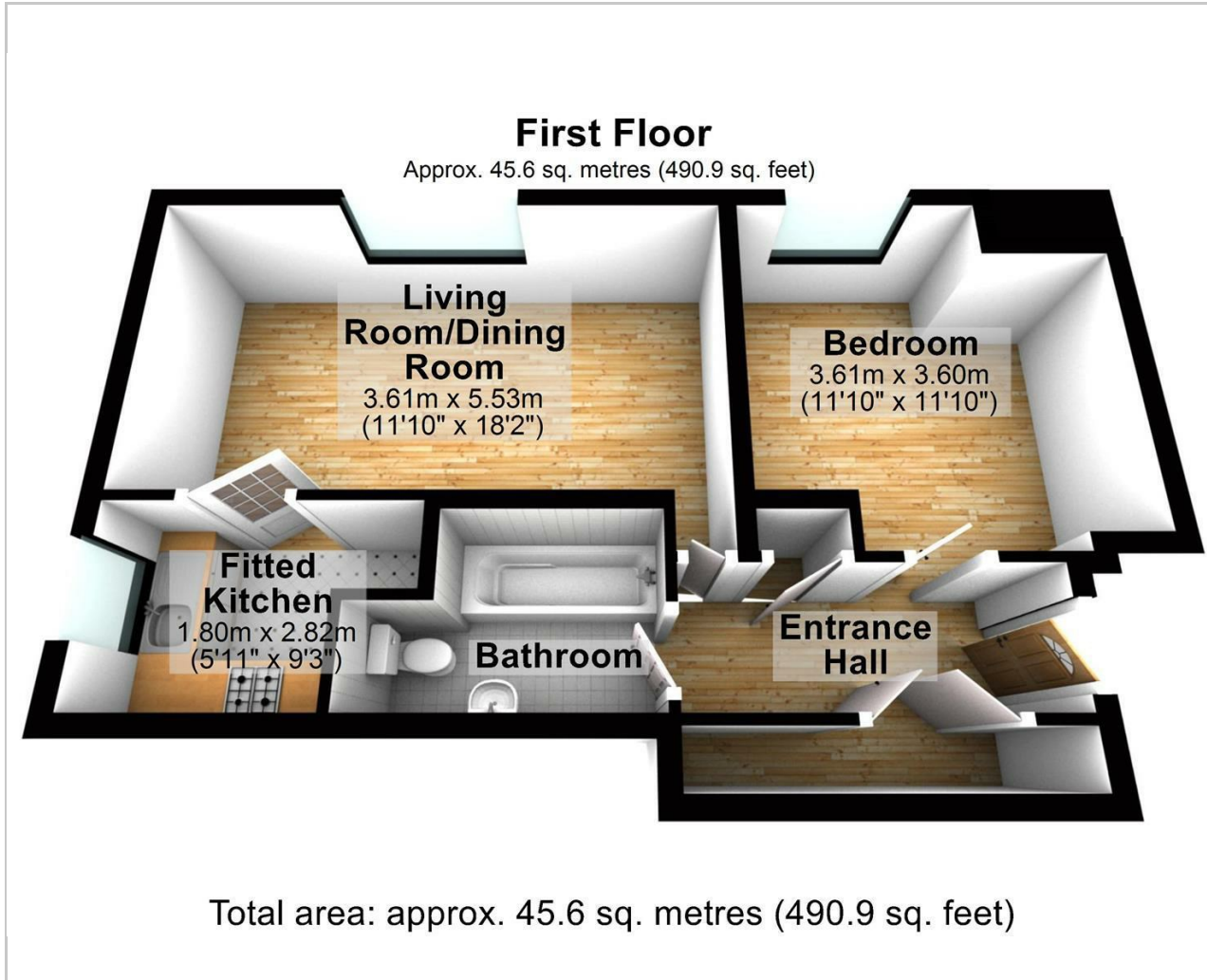
#### LEASEHOLD

146 years left on the lease, service charge £840.00 per annum and ground rent £60 per annum

#### N.B.

None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective tenants satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.

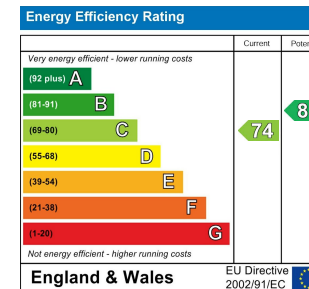
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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