26 Huskinson Drive, Hereford, HR1 1DB

Sunderlands
Residential Rural Commercial

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Summary of Features

- Ground floor apartment
- 2 bedrooms
- Opportunity for first time buyers or investors
- Local to amenities and schooling
- No onward chain

Asking Price £155,000

This well-presented property, built in 2000, offers a comfortable living space of 570 square feet, making it an ideal choice for first-time buyers or investors looking for a solid opportunity. The apartment includes a well-proportioned reception room, perfect for relaxing or entertaining guests. With two inviting bedrooms, there is ample space for a small family or for those who may wish to set up a home office. The bathroom is conveniently located for easy access, and a dedicated parking space for one vehicle adds valuable practicality. The location is another key advantage, with local amenities close by, providing easy access to shops, cafés, and essential services. The nearby train station also offers excellent transport links, making commuting straightforward and convenient.

Location
Huskinson Drive is conveniently located just north of Hereford city centre, with shops, takeaways, convenience stores and a post office all close by. The area is well served by regular bus routes and is within easy reach of Hereford railway station, offering excellent transport links. Families benefit from nearby schools and accessible healthcare services, including GP practices and the County Hospital.

Accomodation
The accommodation comprises:

Entrance hall
From the communal entrance you enter into the apartments internal hallway, which provides access to all rooms.

Kitchen
The kitchen is fitted with a range of base units and open upper shelving, providing practical storage and workspace. It includes an electric oven and hob, with additional space for a freestanding fridge/freezer.

Living/dining room
A bright and welcoming room offering ample space for both living and dining, enhanced by double-aspect windows that provide excellent natural light.

Bedroom one
A well-proportioned double bedroom with ample space for freestanding furniture, complemented by double windows that bring in plenty of natural light.

Bedroom two
A compact double bedroom with sufficient space for essential freestanding furniture.

Bathroom
The bathroom includes a low-level WC, wash basin, and a bath with shower over, offering a clean and practical layout.

Outside
The property benefits from one allocated parking space located to the side of the apartment, providing convenient and secure off-road parking.

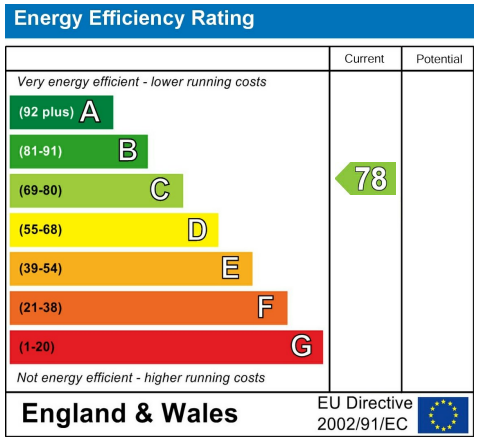
Services
Mains electric, water and drainage are connected to the property.

Herefordshire council tax band - A

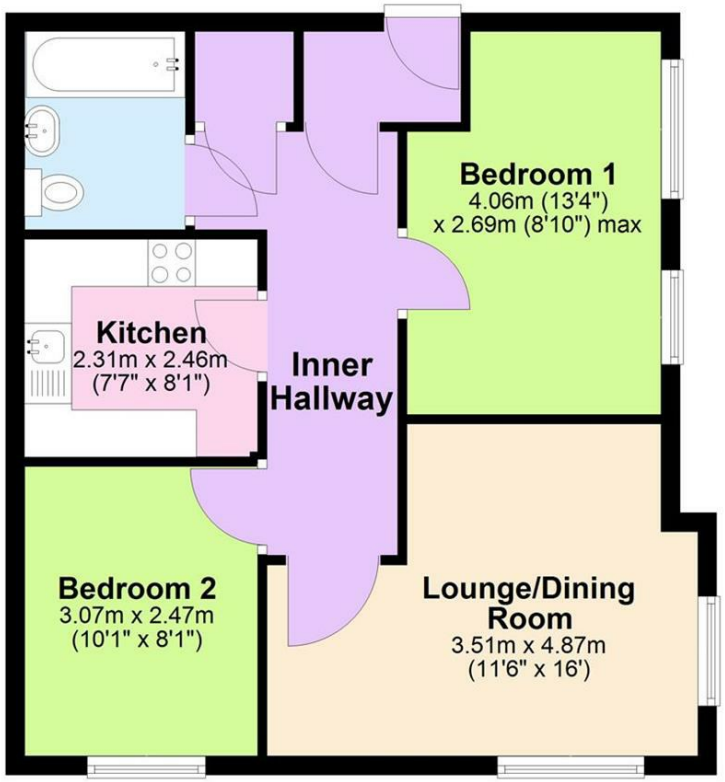
Tenure - Leasehold.
Length - 125 year lease from 2003.
Annual ground rent - £1020

Anti-money Laundering
The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.

Directions
From the city centre take Commercial Road the A438 towards Worcester. Beyond the traffic lights turn left into Barrs Court Road. Just before the mini roundabout, turn left into Huskinson Drive and the property can be found straight ahead.



Ground Floor



Total area: approx. 51.7 sq. metres (556.0 sq. feet)

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.