



4 KINGSWAY

HEREFORD HR1 1HA

Asking Price £164,950
LEASEHOLD - SHARE OF FREEHOLD

Occupying a convenient central location within easy walking distance of Hereford city centre, a deceptively spacious 2 bedroom ground floor flat offered for sale with no onward chain. The property has the added benefit of gas central heating, double glazing, generous sized living accommodation, private enclosed rear garden and off-road parking. To fully appreciate this property we strongly recommend an internal inspection.



4 KINGSWAY

- Convenient central location
- Spacious 2 bedroom ground floor flat
- Modern fitted Kitchen/Breakfast Room
- Gas central heating and double glazing
- Private enclosed rear garden
- No onward chain



In more detail the impressive accommodation comprises

Partially double glazed UPVC entrance door through to

Spacious Reception Hall

With laminate flooring, radiator with decorative cover and door to

Lounge

With laminate flooring, radiator, double glazed window to the front aspect with Venetian blind, recess with useful cupboard and shelving above.

From the Reception Hall a glazed panelled door leads through to

Kitchen/Breakfast Room

With 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, ample high gloss work surfaces with tiled splashbacks, tiled floor, double glazed windows overlooking the rear garden with Venetian blinds, space for breakfast table, radiator with decorative cover, space and plumbing for washing machine, built-in double oven and four-ring hob with splashback and cooker hood over, eye level glass display cabinet, radiator, breakfast bar, built-in fridge/freezer, useful corner cupboard also housing Worcester gas central heating boiler and door to the rear garden.

Bedroom 1

With laminate flooring, radiator, double glazed window

to the rear with Venetian blind, display shelving and built-in double wardrobe.

Bedroom 2

With laminate flooring, radiator and double glazed window to the front aspect with Venetian blind.

Bathroom

With white suite comprising panelled bath with tiled wall surround and shower unit over, low flush WC, pedestal wash hand basin with mirror over, ladder style towel rail/radiator, display shelving and extractor fan.

Outside

To the front of the property there is an allocated parking space for Flat 4 with a Visitor Space shared with Flat 4A.

To the rear of the property there is a good sized L-shaped garden which has been landscaped for easy maintenance, mainly paved with a raised area laid to chippings, all enclosed by fencing to maintain privacy with a useful side access gate, lighting and TIMBER GARDEN SHED.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Water and drainage rates are payable.

Directions

Proceed north out of Hereford city centre along Commercial Road, crossing over the railway bridge. Turn

left onto Barrs Court Road then at the mini roundabout take the second left onto Kingsway and Number 4 can be found on the right hand side.

Tenure & Possession

Leasehold - vacant possession on completion.

999 years lease with 994 years remaining.

50% Share of the Freehold.

No service charge or ground rent.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

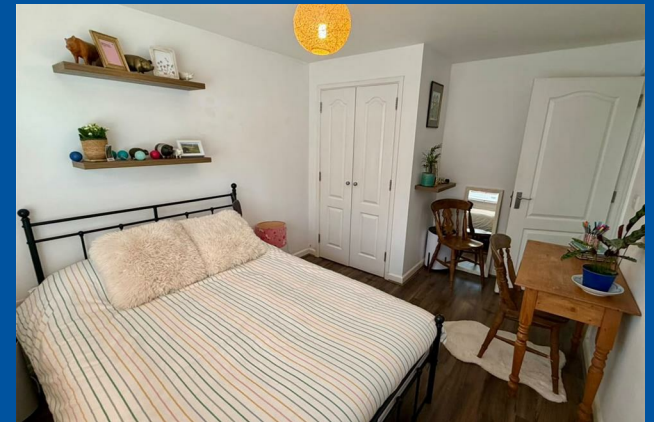
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

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Total floor area: 605 sq. ft. (56.3 sq. m.) approx.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
The services, systems and appliances shown have not been tested and no guarantee
as to their operability or efficiency can be given.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Hereford Council Tax Band: A

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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