



4 TRISTRAM COURT

HAMPTON PARK, HEREFORD HR1 1RZ

£205,000
FREEHOLD

Pleasantly situated in this highly sought-after residential location, a well-maintained 2 bedroom end of terrace house, offering ideal first-time buyer or retirement accommodation. The property, which is well presented throughout, has the added benefit of electric heating, double glazing, good-sized private rear garden, ample off-road parking and we strongly recommend an internal inspection.



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- Highly sought-after location
- Well-maintained two-bedroom end-terraced house
- Good-sized private rear garden
- Ample off-road parking
- Ideal for first-time buyers or retirement
- Must be viewed



Canopy Porch

With outside lights, meter cupboard and a uPVC entrance door through to the

Entrance Hall

With laminate flooring, wall-mounted electric heater and access to the

Fitted Kitchen

With a range of wall and base units, ample work surfaces with splashbacks, single bowl sink and mixer tap, tiled floor, double glazed window to the front aspect with Venetian blind, space for upright fridge/freezer, cooker and washing machine, extractor hood.

Living Room

With laminate flooring, wall-mounted electric heater, turning carpeted staircase to the first floor, understairs store cupboard, coved ceiling, double-glazed window and double-glazed double French doors to the rear patio and garden.

First Floor Landing

With fitted carpet and door to

Bedroom 1

With laminate flooring, wall-mounted electric heater, access hatch to loft space, wardrobe/hanging space, airing cupboard and double glazed window overlooking the rear garden.

Bedroom 2/Study

With laminate flooring, wall-mounted electric heater, built-in wardrobe and double glazed window.

Bathroom

With suite comprising bath with shower unit over, wash hand basin, low flush WC, tiled floor, extractor fan and ladder style electric radiator.

Outside

To the front there is a double width driveway providing ample off-road parking facilities and a side access gate leading to the rear garden. To the immediate rear there is a paved patio area providing the perfect entertaining space which leads on to the remainder of the garden which is mainly lawn with a further decked entertaining space and all enclosed by high fencing to maintain privacy. There is also a large garden shed/workshop with power and light points, ample storage space, windows and doors.

Property Services - Bromyard

Mains water, electricity and drainage are connected. Electric heating.

Outgoings

Water and drainage rates are payable.

Directions

Proceed east out of Hereford City along Bath Street into St Owen Street and then turn right into Eign Road, continue into Hampton Park Road, take the final turning on your left into Sudbury Avenue and Tristram Court is on your right-hand side after approximately 800 yards.

Tenure & Possession

Freehold - vacant possession on completion.

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

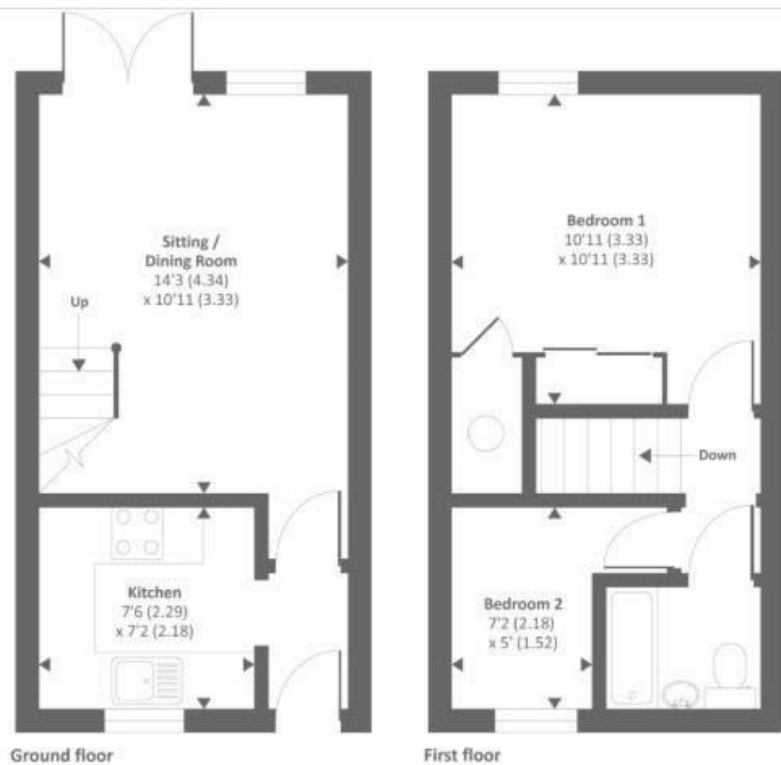
Prospective purchasers will be asked to produce
identification, address verification and proof of funds at
the time of making an offer.

Residential lettings & property management

We operate a first class residential lettings and property
management service, and are always looking for new
landlords. For further details please contact James
Garibbo (01432) 355455.

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Approx. gross internal floor area 480 SQFT / 44.5 SQM
 Approx. gross external floor area 594 SQFT / 55.1 SQM



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 86 |
| (69-80) C | | | |
| (55-68) D | | 58 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

EPC Rating: D 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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