





46 HASTON CLOSE

THREE ELMS, HEREFORD HR4 0RX

Asking Price £129,500

LEASEHOLD

Peacefully situated in this popular residential location, a spacious 2 bedroom purpose-built first floor flat offering ideal first time buyer/retirement accommodation.

The property is offered for sale with no onward chain and has the added benefit of gas central heating, double glazing, long Lease, generous sized living accommodation and we strongly recommend an internal inspection.

Flint & Cook

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• Popular residential location • Purpose built first floor flat • Large living room and fitted kitchen • Two good sized bedrooms • Gas central heating and double glazing • No onward chain





In more detail the accommodation comprises

Ground floor double glazed entrance door through to the

Entrance Hall
With carpeted staircase leading up to

First Floor Landing
With double glazed side window, fitted carpet, radiator, airing cupboard, access hatch to loft storage space, central heating thermostat and door to

Living Room
A good sized room with laminate flooring, radiator, double glazed bay window and wall mounted electric fire.

Kitchen
Fitted with range of base cupboards with worksurfaces over, tiled splashbacks, 1½ bowl sink unit with mixer tap over, radiator, double glazed window and space for appliances.

Bedroom 1
With fitted carpet, radiator, double glazed window and ample space for wardrobes etc.

Bedroom 2
With fitted carpet, radiator, double glazed window and corner cupboard also housing the gas central heating boiler.

Bathroom
With suite comprising panel bath with shower attachment over, low flush WC, pedestal wash hand basin, radiator and double glazed window.

Outside
The property stands in communal gardens and benefits from an allocated parking space and a useful outside store cupboard.

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

Outgoings
Water and drainage rates are payable.
Service charge £140 per annum.

Directions
What3words ///lift.values.panels
Proceed west out of Hereford city centre on Whitecross Road, taking the third exit at Whitecross roundabout onto Three Elms Road. After approximately ½ a mile turn left into Bonington Drive and then first left into Haston Close. The property can be found at the end of the cul-de-sac.

Tenure & Possession
Leasehold with 250 years remaining - 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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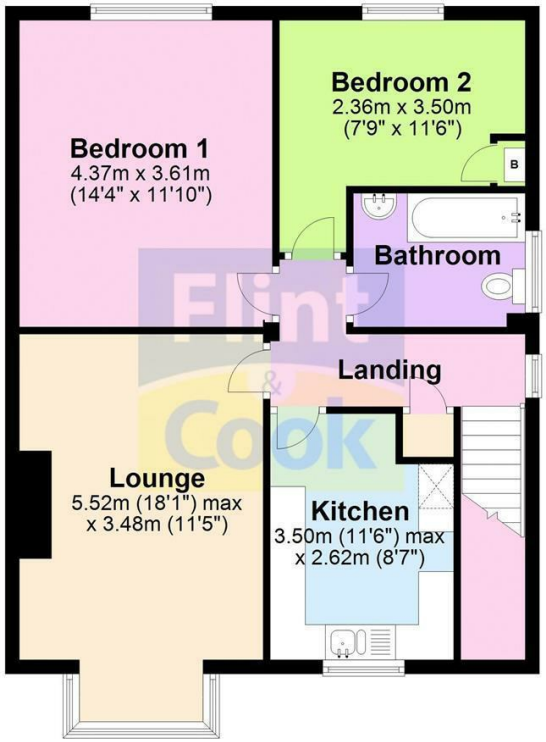






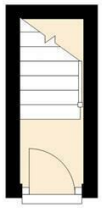
First Floor

Approx. 67.2 sq. metres (723.6 sq. feet)



Ground Floor

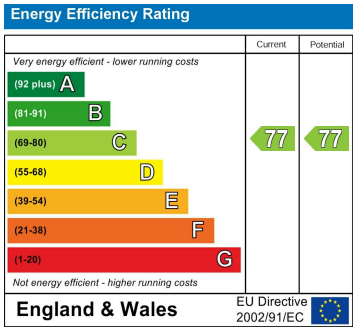
Approx. 2.1 sq. metres (23.0 sq. feet)



Total area: approx. 69.4 sq. metres (746.5 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.





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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