



9 NICHOLSON COURT

BOBBLESTOCK, HEREFORD HR4 9LX

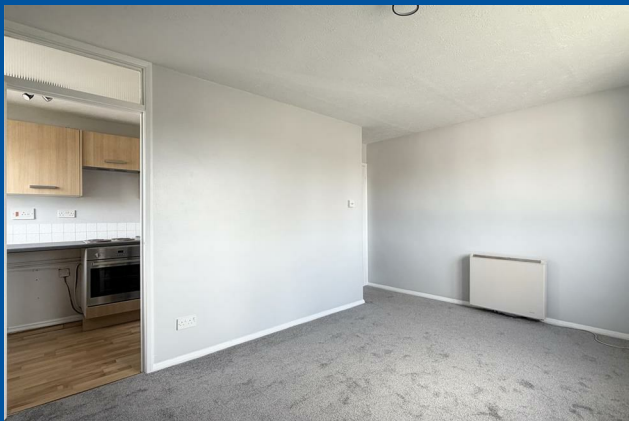
£110,000
LEASEHOLD

Situated in this popular residential location, a well presented one bedroom top floor flat which has been recently redecorated and re-carpeted and is being sold with the benefit of no onward chain. Ideal for first time buyers or investors.



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- Sold with no onward chain • Freshly decorated & newly fitted carpets • Ideal for a first time buyer/ investor • One bedroom top floor flat • Modern shower room • Popular residential location



Ground Floor

With entrance door leading into the communal entrance hall with stairs leading up to the top floor.

Flat 9

With entrance door leading into the

Entrance Hallway

With newly fitted carpet, ceiling light point, loft hatch, smoke alarm, wall mounted fuse box, airing cupboard housing the hot water cylinder and doors leading into

Living/Dining Room

Newly decorated and with fresh carpets, ample space for both living and dining, wall mounted night storage heater, large double glazed window and door into the

Kitchen

Fitted with matching wall and base units, ample work surface space over with tiled splash backs, stainless steel sink and drainer, four ring electric hob with oven below and extractor over, under counter space for washing machine and under counter fridge, ceiling light point and double glazed window.

Bedroom

A spacious double bedroom with newly fitted carpet, ceiling light point, double glaze window with open views and wall mounted night storage heater.

Shower Room

A newly fitted modern shower room comprising a large walk in shower with panelled surround and electric shower over, wash hand basin with storage under, low flush w/c, ceiling light point and extractor.

Outside

The property benefits from communal parking and communal gardens.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

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

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.

Tenure & Possession

Leasehold - vacant possession on completion.

Service Charge -

Ground Rent -

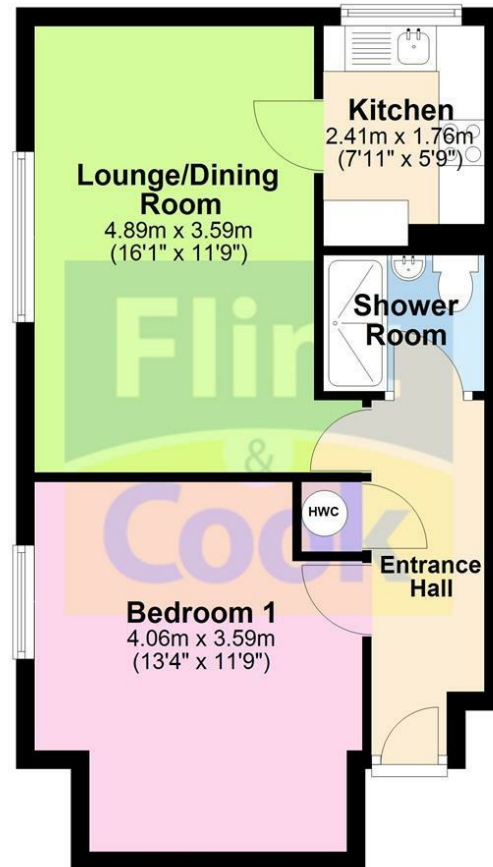
Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

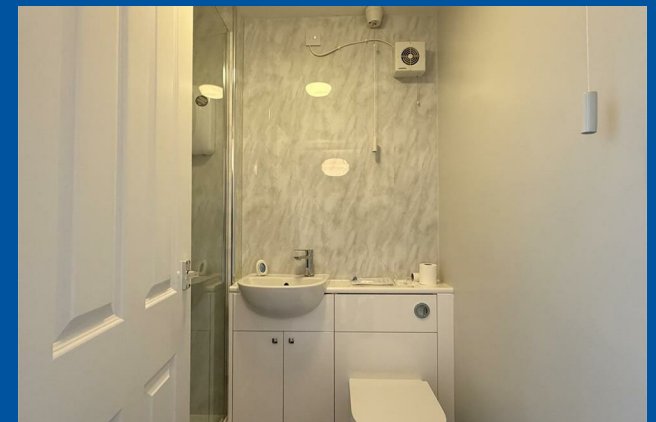
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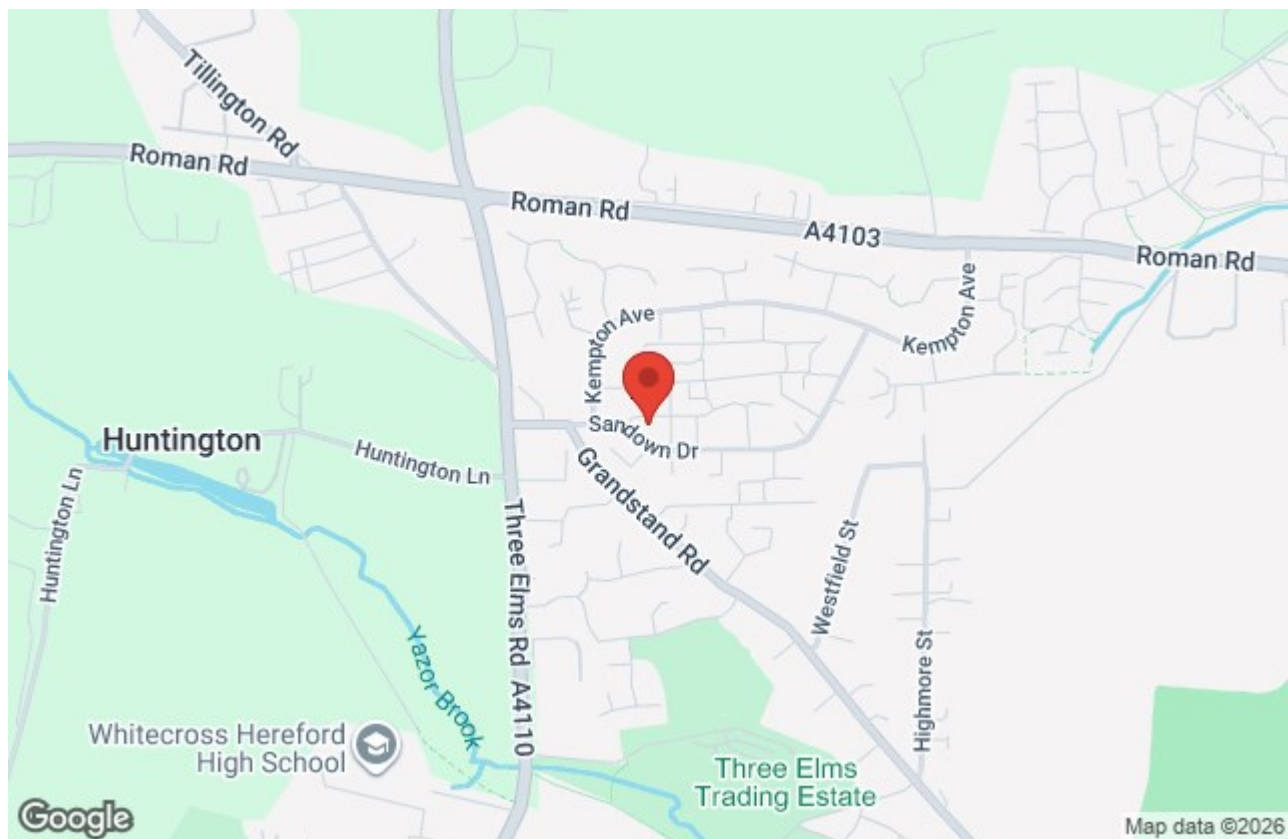
Ground Floor

Approx. 42.1 sq. metres (452.8 sq. feet)



Total area: approx. 42.1 sq. metres (452.8 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	72
(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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