



## 8 MEADOW PARK

HOLMER, HEREFORD HR1 1RD

£65,000  
LEASEHOLD

Situated in this popular residential location, a 25% shared ownership three bedroom mid terraced home offering ideal first time buyer or family accommodation. The property which is well presented throughout benefits from two off road parking spaces, an enclosed rear garden, a good sized lounge, kitchen/dining room & downstairs W/C to the ground floor with three bedrooms and bathroom to the first floor. A viewing is highly recommended.



# 8 MEADOW PARK

- 25% shared ownership • Ideal for a first time buyer/ family • Popular residential location • Three bedroom mid terraced home • Off road parking & enclosed garden • Must be viewed!



## Ground Floor

With canopy entrance porch and entrance door leading into the

## Entrance Hall

With vinyl flooring, ceiling light point, radiator, wall mounted fuse box, space for coat storage, carpeted stairs leading up and door into the

## Living Room

A bright and airy living space with vinyl flooring, ceiling light point, radiator, double glazed window to the front aspect and door through to the

## Kitchen/Dining Room

Comprising matching wall and base units, ample work surface space over with tiled splash backs, stainless steel sink and drainer unit, four ring electric hob with oven below and cooker hood over, space for a freestanding fridge/freezer, under counter space for a washing machine, cupboard housing the gas central heating boiler, ample space for a dining table, radiator, ceiling light point, double glazed window to the rear aspect, useful under stair storage cupboard and door to the

## Rear Porch

With vinyl flooring, radiator, ceiling light point, door to the garden and door to the

## Downstairs W/C

With low flush w/c, corner wash hand basin with tiled splash back, radiator, ceiling light point and extractor.

## First Floor Landing

With fitted carpet, ceiling light point, radiator, useful storage cupboard and doors to

## Bedroom One

A spacious double bedroom with fitted carpet, central ceiling light, radiator, double glazed window to the front aspect and ample space for wardrobes.

## Bedroom Two

A second good sized double bedroom comprising fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect and ample space for wardrobes.

## Bedroom Three

With fitted carpet, central ceiling light, radiator, useful wardrobe cupboard and double glazed window to the front aspect.

## Bathroom

Three project suite comprising panelled bath with mains fitment shower head over and tiled surround, pedestal wash hand basin, low flush w/c, radiator and double glazed window.

## Outside

To the front there are two allocated parking spaces immediately to the front. There is a useful access gate leading to the rear garden. To the rear there is a good sized west facing garden making it an ideal sun trap for the afternoon/ evening sun with a paved patio area, an area of lawn, useful wooden storage shed and pathway

to the rear access gate. There is a useful outside tap and outside light.

#### **Directions**

Proceed north out of Hereford towards the A49, at the Starting Gate roundabout take the 3rd exit right, then taking the left hand turn on to Attwood Lane, continue straight over in to Meadow Park and at the T junction, turn left and then left again and the property is situated on the right hand side.

#### **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, drainage and gas are connected. Gas-fired central 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**

Vacant possession on completion.

25% shared ownership - £65,000

Full 100% share £260,000

75% rent - £431.66

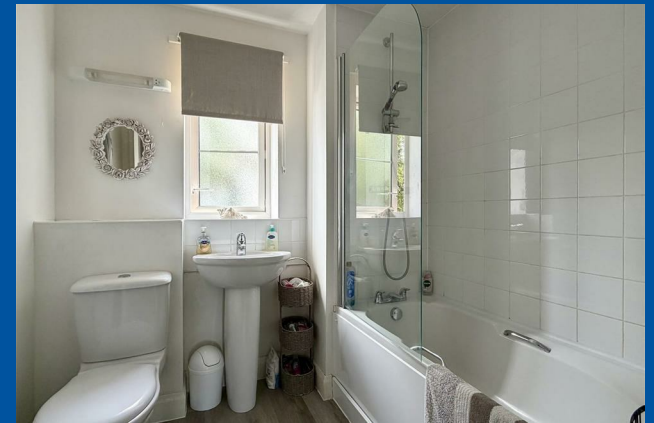
Service charge is £35.05

Leasehold with 114 years remaining.

#### **Viewing Arrangements**

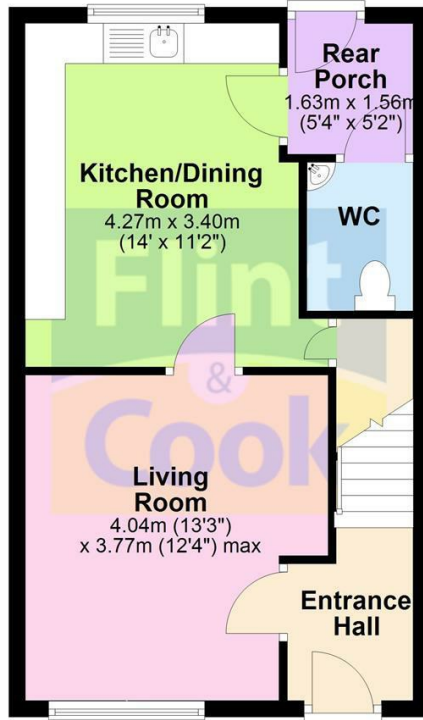
Strictly by appointment through the Agent (01432) 355455.

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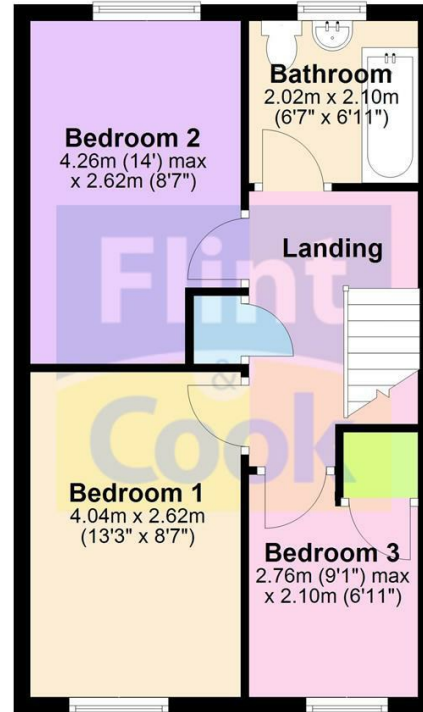
### Ground Floor

Approx. 40.5 sq. metres (436.5 sq. feet)



### First Floor

Approx. 40.5 sq. metres (435.9 sq. feet)



Total area: approx. 81.0 sq. metres (872.4 sq. feet)

**EPC Rating: B Hereford Council Tax Band: B**



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

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

Flint and Cook Hereford Sales  
22 Broad Street  
Hereford  
Herefordshire  
HR4 9AP

01432 355455  
hereford@flintandcook.co.uk  
flintandcook.co.uk

