Connells

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For Sale

£140,000



Ross Road Hereford HR2 7PN

Being SOLD with NO ONWARD CHAIN is this two double bedroom ground floor flat in a popular residential area off Ross Road, South of Hereford City. The property is pleasantly presented with great links to transport. shops, schools and amenities and offers a unique opportunity on the market

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Approach

Just off Ross Road are multiple apartment blocks offering comfortable living. This flat is located as the first from the main road with a communal entrance to the front giving access to the ground floor properties.

Entrance Hall

Frosted double glazed door to side, one ceiling light point and fitted storage cupboard with one ceiling light point

Kitchen

Fitted kitchen with large countertop space, wall and base units, wash basin, double glazed windows to rear aspect, space for a cooker, dryer and fridge freezer, plumbing for washing machine and integrated extractor. One ceiling light point above and a central heating radiator also.

Living Room

Double glazed windows to front aspect, gas fireplace, central heating radiator and one ceiling light point.

Bedroom One

Double glazed windows to front aspect, central heating radiator, one ceiling light point, built-in wardrobe and separate storage cupboard.

Bedroom Two

Double glazed windows and door to rear aspect, one ceiling light point and central heating radiator

Family Bathroom

Frosted double glazed window to rear aspect, paneled bath with electric shower, wash basin and YWCA, airing cupboard housing boiler, central heating radiator and one ceiling light point

Communal Garden

To the rear is a large paved and grassed communal garden accessed through gates to the rear of the plot or through the property via the second bedroom, with a block store allocated for the flat.



Agents Notes

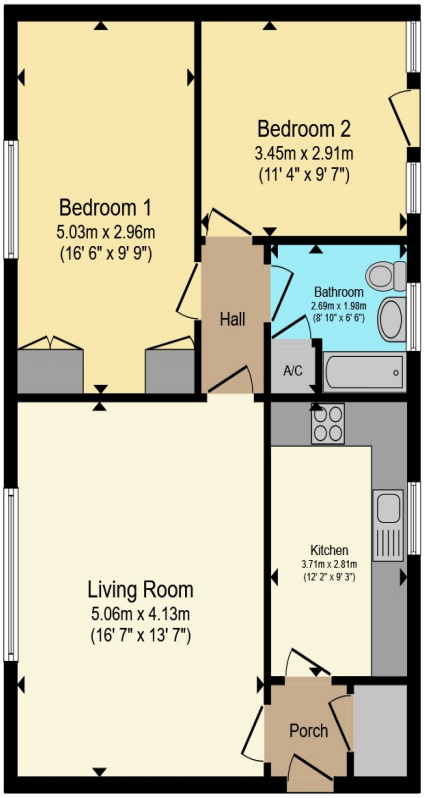
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 66.4 m² (715 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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23 King Street
HEREFORD HR4 9BX

Property Ref: HER316864 - 0001

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online
connells.co.uk/Property/HER316864

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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