

FOR
SALE



27 Lingfield Walk, Bobblestock, Hereford HR4 9TR

£125,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

This modern "back-to-back" terraced house is pleasantly located, overlooking an open green and a courtyard-style setting on a popular development about 1.5 miles northwest of the Cathedral City of Hereford. Local amenities include various shops, a supermarket, doctors surgery, bus service, public house, primary and secondary schools. Constructed in the 1980's, the property has double glazing, a small garden and communal parking but would now benefit from a degree of decorative updating (replacement kitchen etc) and is sensibly priced to reflect this and would be ideal as an investment or for first time buyers.

POINTS OF INTEREST

- *Modern terraced house*
- *Popular residential area*
- *1 Bedroom*
- *Double glazing*
- *Small garden*
- *In need of updating*
- *Ideal for first buyer/investment*



ROOM DESCRIPTIONS

Entrance door leading to the

Open-plan Living/Kitchen

Living area with entrance door, window to the front, staircase to first floor landing. Kitchen area with original base and wall units, sink unit, plumbing for washing machine, understairs storage cupboard, electric cooker point, extractor hood and window.

First floor landing

Wall mounted electric heater.

Bedroom

Hatch to roof space and airing cupboard with hot water cylinder, window.

Bathroom

White suite comprising bath with electric shower over, wash hand-basin, WC and window.

Outside

To the front of the property there is a small part-paved garden area. Store cupboard housing the electric meter. Communal parking.

Services

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations).

Outgoings

Council tax band A - payable 2023/24 £1468.24
Water and drainage - metered supply.

Money laundering regulations

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

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - breed.dated.usage



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