

FOR
SALE



Flint
&
Cook

5 Karen Court, Dilwyn, Hereford HR4 8HU

£229,950 - Freehold

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

PROPERTY SUMMARY

Situated within this sought-after residential location, a beautifully presented Grade II Listed property offering ideal first time buyer/investment accommodation. The property has the added benefit of 2 bedrooms, open plan living space, oil fired central heating, garage and off-road parking and we highly recommend an internal inspection. The popular village of Dilwyn boasts a range amenities including primary school, public house, village hall and church and is situated around 5 miles from the market town of Leominster and 11 miles from the City of Hereford.

POINTS OF INTEREST

- *Grade II Listed*
- *2 Bedrooms*
- *Well presented throughout*
- *Ideal first time buyer/investor accommodation*
- *Popular village location*
- *Garage & parking*
- *Enclosed garden/additional communal gardens*
- *Must be viewed!*



ROOM DESCRIPTIONS

Wooden front entrance door opening into the

Open plan Living Space

Kitchen area fitted with wooden wall and base units and wood-effect work surface, 1½ bowl sink and drainer unit, free-standing electric cooker, space for free-standing fridge/freezer and space and plumbing for washing machine, single glazed window to the front aspect overlooking the front garden. Living area with wooden flooring throughout, useful understairs cupboard, radiator, stairs leading to the first floor, single glazed window to the rear overlooking the communal gardens.

First floor landing

Fitted carpet, radiator, loft hatch, smoke alarm and doors to

Bedroom 1

Fitted carpet, radiator, 2 windows, built-in storage cupboard over the stairs and double built-in wardrobes.

Bedroom 2

Fitted carpet, radiator, window to the front aspect.

Bathroom

Suite comprising low flush WC, wash hand-basin with storage under, corner shower unit with rainfall showerhead, heated towel rail, recessed spotlighting, window to the front aspect and wooden flooring.

Outside

The property is approached via a wooden gate leading onto the garden area with stone path leading down to the front entrance. There is a range of established trees, shrubs and flowers and an area of lawn with a small patio area - perfect for entertaining. To the front there is the oil boiler, tank and useful outside tap. The communal gardens offer additional entertaining space and there is a designated communal stone barn drying room with washing line and space for refuse bins. Separate GARAGE with electric up-and-over door, storage space, recessed spotlighting and door into the converted OFFICE/UTILITY with electric and cold water supply,

electric fuseboard, work surface with space for washing machine and tumble dryer, recessed spotlighting, single glazed door and window to the rear. Useful outside tap. Off-road parking to the front.

Agent's Note

There is a Management Company in place for Karen Court. Each owner is an equal shareholder and the service charge is £275.00 per annum.

Services

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations). Oil-fired central heating.

Outgoings

Council tax band B - payable 2023/24 £1736.82

Water and drainage - rates are payable/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

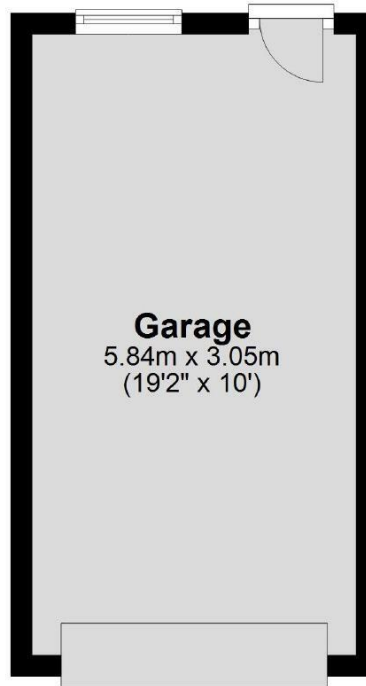
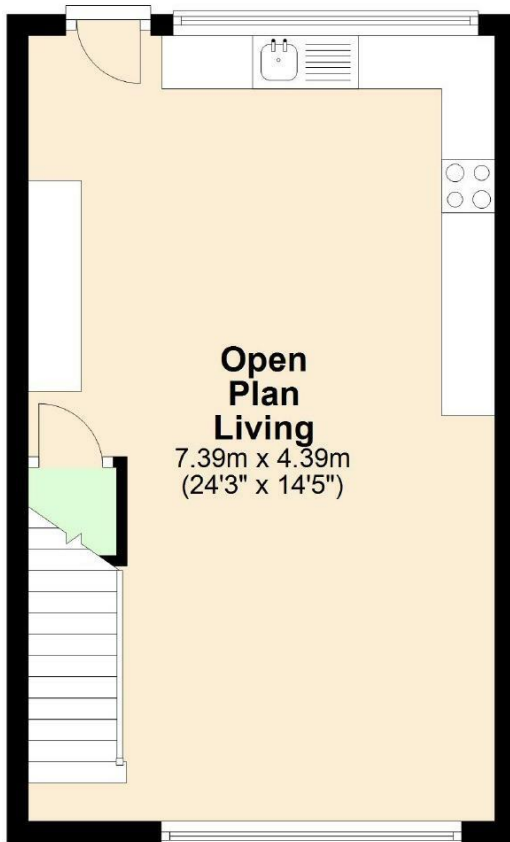
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - roost.safe.increment

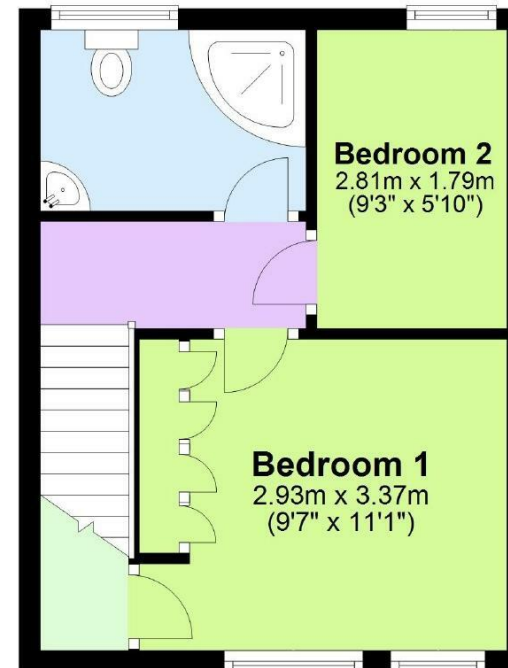
Ground Floor

Approx. 50.3 sq. metres (540.9 sq. feet)



First Floor

Approx. 25.1 sq. metres (270.1 sq. feet)



Total area: approx. 75.3 sq. metres (811.0 sq. feet)

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