





10 WARWICK WALK

HEREFORD HR4 9TG

Asking Price £200,000

FREEHOLD

Situated in a popular residential location, this beautifully presented, modern two-bedroom end-terraced property offers stylish and well-appointed accommodation, ideal for first-time buyers, young professionals or investors. The property benefits from a spacious open-plan living, kitchen and dining area, two bedrooms, a contemporary bathroom, electric heating and double glazing throughout. Outside, there is an attractive, low-maintenance rear garden, together with the added advantage of two allocated parking spaces. Overlooking a playing field to the front, an internal inspection is highly recommended.

Flint & Cook

10 WARWICK WALK

• Popular residential location • Immaculately presented • Modern kitchen & bathroom • Two bedroom end of terrace • Ideal for a first time buyer • Off road parking & enclosed garden





Ground Floor

The property is approached via a paved pathway leading to a canopy porch with outside lighting and front entrance door opening into the:

Open-Plan Living, Kitchen and Dining Area

A beautifully presented and spacious open-plan living area, providing an excellent space for both everyday living and entertaining.

The lounge area benefits from a double-glazed window to the front aspect with fitted blind, modern electric radiator, recessed ceiling spotlights and carpeted staircase leading to the first floor, complemented by attractive part-panelled wall detailing. There is useful coat storage together with a generous understairs storage cupboard, complete with fitted shelving and wall-mounted light.

A large opening leads through to the contemporary fitted kitchen, comprising a stylish range of matching wall and base units with ample work surfaces over and a breakfast bar, providing additional seating and dining space.

Integrated appliances include a four-ring induction hob with electric oven beneath and extractor hood over. There is a sink and drainer unit, together with space and plumbing for a washing machine and space for a freestanding fridge/freezer.

Further features include recessed ceiling spotlights, two attractive pendant lights above the breakfast bar, a double-glazed window to the rear aspect with fitted blind and a door providing direct access to the rear garden.

First Floor Landing

With fitted carpet, ceiling light point, smoke alarm and doors leading to the following accommodation.

Bedroom One

A spacious and well-presented principal bedroom, featuring attractive part-panelled wall detailing, two pendant ceiling lights, modern electric radiator and a double-glazed window to the front aspect with fitted blind, enjoying an outlook towards the playing field.

There is ample space for freestanding bedroom furniture and wardrobe storage, together with a door leading into the airing cupboard.

Bedroom Two

A further well-presented bedroom with fitted carpet, modern electric radiator, central ceiling light point and double-glazed window to the rear aspect with fitted blind.

Bathroom

A modern three-piece bathroom suite comprising a panelled bath with electric rainfall-style shower over and complementary panelled surround, wash hand basin with useful storage beneath and low-level WC.

Further features include ceiling light point, extractor fan and double-glazed window to the rear aspect with fitted blind.

Outside

Front Garden

To the front of the property, a paved pathway leads to the entrance door, with a further pathway providing access towards the side gate. The frontage has been designed with ease of maintenance in mind, featuring decorative stone

borders. The property enjoys a pleasant outlook over a playing field to the front.

Rear Garden

To the rear is an attractive, enclosed garden, thoughtfully designed for low maintenance and outdoor enjoyment. The garden features a paved patio area, ideal for outdoor seating and entertaining, together with a small area of artificial lawn and raised planted borders containing a variety of ornamental plants and shrubs. A paved pathway leads to a rear access gate, with the garden enclosed by a combination of fencing and brick walling, providing a pleasant and private outdoor space.

Parking

To the rear of the property are two allocated off-road parking spaces, conveniently positioned with pedestrian access into the rear garden.

Directions

Proceed north out of Hereford city on the A49 Leominster Road turning left at the Starting Gate roundabout onto Roman Road. After approximately half a mile, turn left into Kempton Avenue, left into Sandown Drive and then first right into Cheltenham Avenue and this leads to Warwick Walk.

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

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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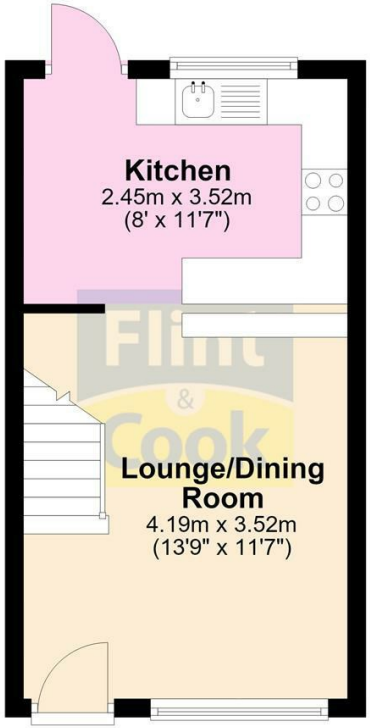






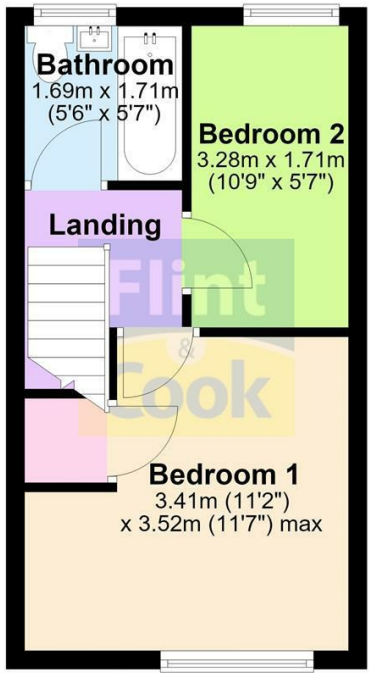
Ground Floor

Approx. 23.8 sq. metres (255.7 sq. feet)

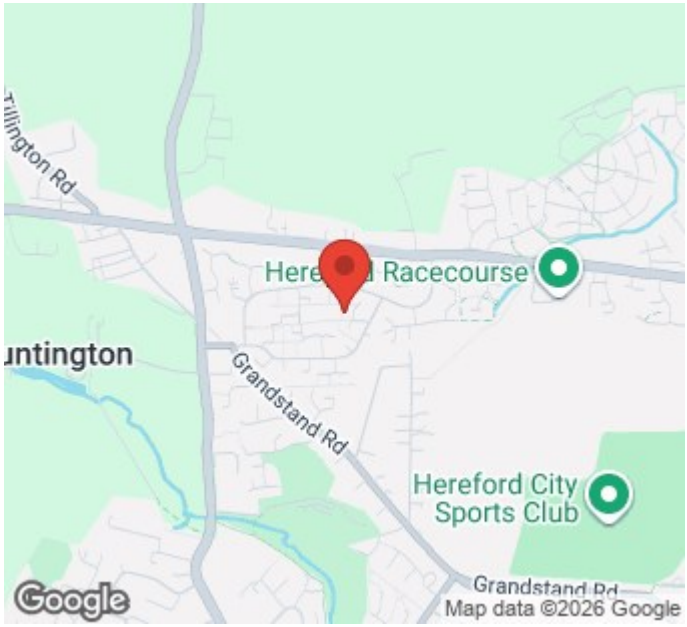


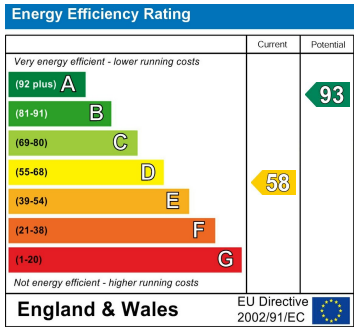
First Floor

Approx. 23.9 sq. metres (257.6 sq. feet)



Total area: approx. 47.7 sq. metres (513.3 sq. feet)





EPC Rating: D Hereford Council Tax Band: B

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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