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10 Nightingale Way, St James, Hereford, HR1 2NQ

'On a prestigious redevelopment scheme close to the River, amenities and central Hereford a superbly proportioned end maisonette on two upper levels with gas central heating and double glazing. Self contained private ground floor access to the first floor which includes landing, splendid living room, fitted kitchen, bedroom 3/study with cloakroom together with further bedrooms (one with en-suite) and bathroom on the second floor. Two allocated parking spaces'

NEW INSTRUCTION

£210,000 (Leasehold)

Residential Sales and Lettings

10 Nightingale Way, St James, Hereford, HR1 2NQ

LOCATION

The property is located on a prestigious redevelopment scheme comprising a mix of modern and converted buildings. Nearby there are riverside walks and the property is ideally located just east of Hereford city and its range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property occupies an outer position in a short terrace and is arranged over the first and second floors with a private ground floor entrance door. The property is both centrally heated and double glazed and has the benefit of allocated parking. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

Double glazed panelled entrance door leads to the entrance hall with mat-well, smoke alarm and stairs to the first floor landing.

ON THE FIRST FLOOR:

Landing

With thermostat for central heating, intercom phone for entry system, panelled radiator, smoke alarm, airing cupboard, doors to the sitting room, kitchen, bedroom 3/study, cloakroom and stairs leading to the second floor landing.

Sitting Room

5.08m (16'8) (plus bay) x 4.42m (14'6)

With two rear aspect double glazed windows (one of which is a bay window), electric fire with decorative surround and remote control, television point, two panelled radiators and telephone point.



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Kitchen

2.69m (8'10) x 2.39m (7'10)

With side aspect double glazed window, a range of units comprising a 1½ bowl stainless steel sink drainer unit with work surfaces, splash backs, base units under with matching wall units including a carousel unit for maximum storage, integrated fridge freezer, integrated electric oven and gas hob with cooker hood over and washing machine. Inset spot lights, panelled radiator and tiled flooring.



Bedroom 3/Study

2.84m (9'4) (to the wardrobe) x 2.39m (7'10) (maximum)

With front aspect double glazed window, panelled radiator, a range of built-in wardrobes and storage cupboard.

Cloakroom

2.06m (6'9) x 1.83m (6'0) (maximum)

With front aspect double glazed window, low flush wc, pedestal mounted wash hand basin, panelled radiator, partial shower boarding to the walls, cupboard with wall mounted gas central heating boiler with cupboard below, extractor fan, inset spot lights and control panel for central heating.



ON THE SECOND FLOOR

Landing

With smoke alarm, access to bedrooms and bathroom.

Bedroom 1

4.57m (15'0) (plus window recess) x 4.42m (14'6) (maximum)

Irregular shaped room with rear aspect double glazed window, a range of built-in wardrobes, dressing table, further wardrobe with drawer unit, panelled radiator and access to the en-suite shower room.

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En-Suite Shower Room

With shower cubicle, thermostatically controlled shower, low flush wc, pedestal mounted wash hand basin, heated towel rail, inset spot lights, extractor fan, shower boarding to the walls and vinyl flooring.



Bedroom 2

3.4m (11'2) x 2.54m (8'4) (plus recess)

With front aspect double glazed window, panelled radiator and storage cupboard with mirrored door. with hanging rail and storage shelving below.

Bathroom

With side aspect double glazed window with suite comprising panel enclosed bath with mixer tap and shower attachment, low flush wc, pedestal mounted wash hand basin, heated towel rail, shower boarding to the walls, inset spot lights, extractor fan and vinyl flooring.



OUTSIDE:

The property has the added benefit of two allocated parking spaces.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

TENURE

The property is held on a 150 year lease which commenced on the 1st July 2003.


SERVICE CHARGE & GROUND RENT

The current service charge is £58.74 per calendar month and the ground rent is £62.50 per six months.

COUNCIL TAX BAND C

Payable to Hereford Council

VIEWING


Strictly by appointment through the agents, telephone Hereford (01432) 272280 .

DIRECTIONAL NOTE

From central Hereford proceed along St Owen Street and turn right into Green Street and then turn right entering Mill Street and at the junction bear left. Follow the road through into Nelson Street and then take the right hand turning into Nightingale Way where the property will be identified towards the end of the cul-de-sac on the left hand side.

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FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J Gough on Hereford (01432) 272280 . For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.guildproperty.co.uk, www.rightmove.co.uk or www.onthemarket.com.

21st November 2023

ID36993

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

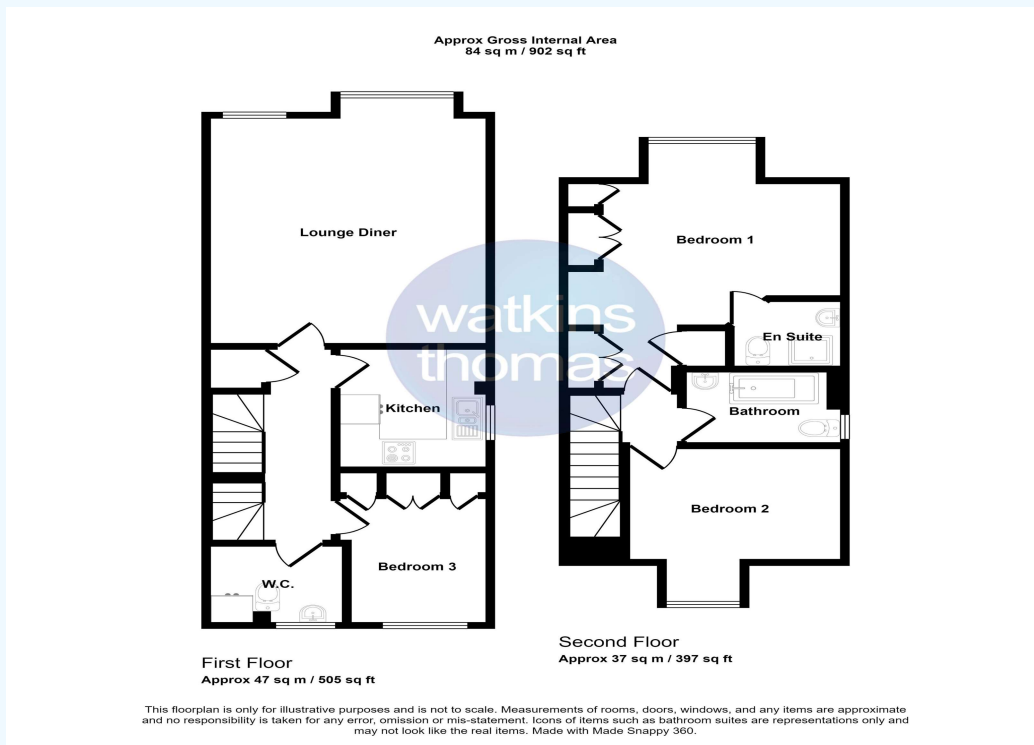
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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