



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



64 Chatsworth Road, Bobblestock, Hereford, HR4 9HZ

'Situated to the north of Hereford City in highly sought after residential location a well presented one bedroom ground floor flat with gas central heating, double glazing, allocated parking and access to communal garden area'

£130,000 (Leasehold)

64 Chatsworth Road, Bobblestock, Hereford, HR4 9HZ

LOCATION

The property is situated to the north of Hereford City in the well established residential location of Bobblestock. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a well presented one bedroom ground floor flat with gas central heating, double glazing, allocated parking, use of a communal garden area and comprises open plan sitting room/kitchen area, bedroom, shower room and in more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall Area

A upvc double glazed entrance door leads into the entrance hall with laminated flooring and access to the open plan sitting room/kitchen area.

Sitting Room/Kitchen

6.55m (21'6) (maximum) x 3.33m (10'11) (maximum)



Sitting Room Area

With front aspect double glazed window, panelled radiator, laminated flooring, television point, understairs storage cupboard and access to the kitchen area and bedroom.

Kitchen Area

With stainless steel sink drainer unit, work surface with splash backs, base unit under with matching wall units. Integrated electric oven and hob with cooker hood over, plumbing and space for washing machine, space for under counter fridge and vinyl flooring.



64 Chatsworth Road, Bobblestock, Hereford, HR4 9HZ

Bedroom

3.51m (11'6") x 2.62m (8'7")

With panelled radiator, laminated flooring, rear aspect double glazed French doors giving access to the garden and door to the shower room.

Shower Room

2.16m (7'1") x 1.68m (5'6")

With rear aspect double glazed window, double shower cubicle, thermostatically controlled shower with rainwater shower head, shower boarding, low flush wc, vanity wash hand basin, panelled radiator, extractor fan, vinyl flooring and cupboard housing the gas central heating boiler.



OUTSIDE:

To the front of the property is a lawn garden with path leading to the front door. To the immediate rear of the property is a communal garden area which is laid to gravel and artificial lawn with a useful storage shed. The garden is enclosed by fencing to provide a degree of privacy.

There is a side gate giving access to the parking area where there is an allocated parking space.



TENURE

The property is held on a 999 year lease which commenced on the 10th May 1990.

SERVICE CHARGES & GROUND RENT

The service charge is £35 per calendar month which includes the buildings insurance. No ground rent is payable.

COUNCIL TAX BAND A

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

64 Chatsworth Road, Bobblestock, Hereford, HR4 9HZ

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.

VIEWING

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

DIRECTIONAL NOTE

Proceed out of Hereford along the Whitecross Road. On reaching the Whitecross roundabout take the fourth exit onto Yazor Road. Continue along Yazor Road to the roundabout and take the first exit onto Grandstand Road. Continue along Grandstand Road turning left into Chatsworth Road where the property is located on the right hand side as indicated by the agents for sale board.

FOR FURTHER INFORMATION

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

4th September 2024

ID39114

64 Chatsworth Road, Bobblestock, Hereford, HR4 9HZ

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 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	69 C	73 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

64 Chatsworth Road, Bobblestock, Hereford, HR4 9HZ

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.

