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5 Ripon Walk, Bobblestock, Hereford, HR4 9UF

Situated to the north of Hereford city, a two bedroom mid terrace home in need of some modernisation. The property has the added benefit of gas central heating, double glazing, allocated parking and enclosed rear garden.

£170,000 (Freehold)

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LOCATION

The property is located to the north of Hereford in the popular residential location of Bobblestock. In the area are a range of amenities, including a public house and supermarket 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 two bedroom mid terrace home, in need of some modernisation, with gas central heating, double glazing, allocated parking and enclosed rear garden. The property comprises entrance hall, kitchen, sitting room, conservatory, first floor landing, two bedrooms and shower room. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

Recessed entrance porch with storage cupboard, tiled flooring and double glazed upvc door leading to the entrance hall. With stairs to the first floor, laminated flooring, door to the kitchen and sitting room.

Kitchen

2.97m (9'9) x 1.78m (5'10) maximum

With front aspect double glazed window. A range of units comprising stainless steel sink drainer unit with work surfaces, tiled splashbacks, base units under with matching wall units, integrated gas hob, integrated electric oven, plumbing and space for washing machine and tiled flooring.



Sitting Room

5.49m (18'0) maximum x 3.56m (11'8)



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Conservatory

3.2m (10'6") x 1.98m (6'6")

Of upvc construction, with rear aspect double glazed windows and rear aspect double glazed French doors giving access to the garden, with tiled flooring.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space, doors to bedrooms and bathroom.

Bedroom 1

3.07m (10'1") x 2.84m (9'4") (into the wardrobe)

With rear aspect double glazed window, panelled radiator and built in wardrobes.



Bedroom 2

2.95m (9'8") (into the wardrobe) x 2.84m (9'4") maximum

With front aspect double glazed window, panelled radiator, built in double wardrobe and storage cupboard housing the gas central heating boiler.

Shower Room

With shower cubicle, thermostatically controlled shower, low flush wc, pedestal mounted wash hand basin, heated towel rail, partially tiled wall surround and shower boarding.



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OUTSIDE:

Front Garden

To the front of the property is a lawned garden with path leading to the front door.

Rear Garden

To the immediate rear of the property is a hard-standing area enclosed by fencing with rear access gate giving access to the parking area, where there is one allocated parking space.



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.

COUNCIL TAX BAND B

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.

VIEWING

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

DIRECTIONAL NOTE

Proceed out of Hereford along Edgar Street. On reaching the roundabout, take the first exit onto Newtown Road, continue up and over the bridge to the mini-roundabout and take the first second exit onto Holmer Road. Continue along Holmer Road to the round-about and take the first exit left onto Roman Road. Continue along Roman Road, going down the hill past the racecourse entrance and turn left into Kempton Avenue, proceed along Kempton Avenue and take the second turning left into Fakenham Drive, at the T- junction turn right and continue to the cul-de sac position where Ripon Walk is located on the left-hand side.

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.

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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 A.

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

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 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.

