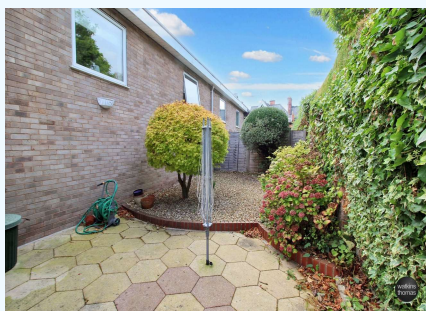




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Flat 12, Hillside, 20 Aylestone Hill, Hereford, HR1 1HS

Situated to the north of Hereford city centre, a well presented two bedroom first floor flat with gas central heating, double glazing and garage.

£190,000 (Leasehold)

Residential Sales and Lettings

Flat 12, Hillside, 20 Aylestone Hill, Hereford, HR1 1HS

LOCATION

The property is situated to the north of Hereford city, within easy reach of Hereford city centre. 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 which are both within easy access.

DESCRIPTION

The subject property is a well presented two bedroom first floor flat which is set behind number 20 Aylestone Hill. The property comprises entrance hall, utility/storage room, first floor landing, entrance hall, kitchen/breakfast room, sitting room, shower room and two bedrooms. The property also has the added benefit of a garage and in more detail the accommodation comprises;

ON THE GROUND FLOOR:

Self contained entrance porch with double glazed entrance door, double glazed window, stairs to the first floor and door to the;

Utility/Storage Room

4.98m (16'4) x 2.74m (9')

With front aspect double glazed window, plumbing and space for washing machine, space for tumble dryer, power lighting and tap.

ON THE FIRST FLOOR:

Landing

With double glazed entrance door to the;

Entrance Hall

With two rear aspect double glazed windows, panelled radiator, inset spotlights, coved ceiling, airing cupboard with the hot water tank and door to the;

Sitting Room

5.08m (16'8) x 3.84m (12'7) (maximum)

With front and rear aspect double glazed windows, two panelled radiators, TV point, electric fire with brick surround, built in shelving and TV stand. Coved ceiling and inset spotlights.

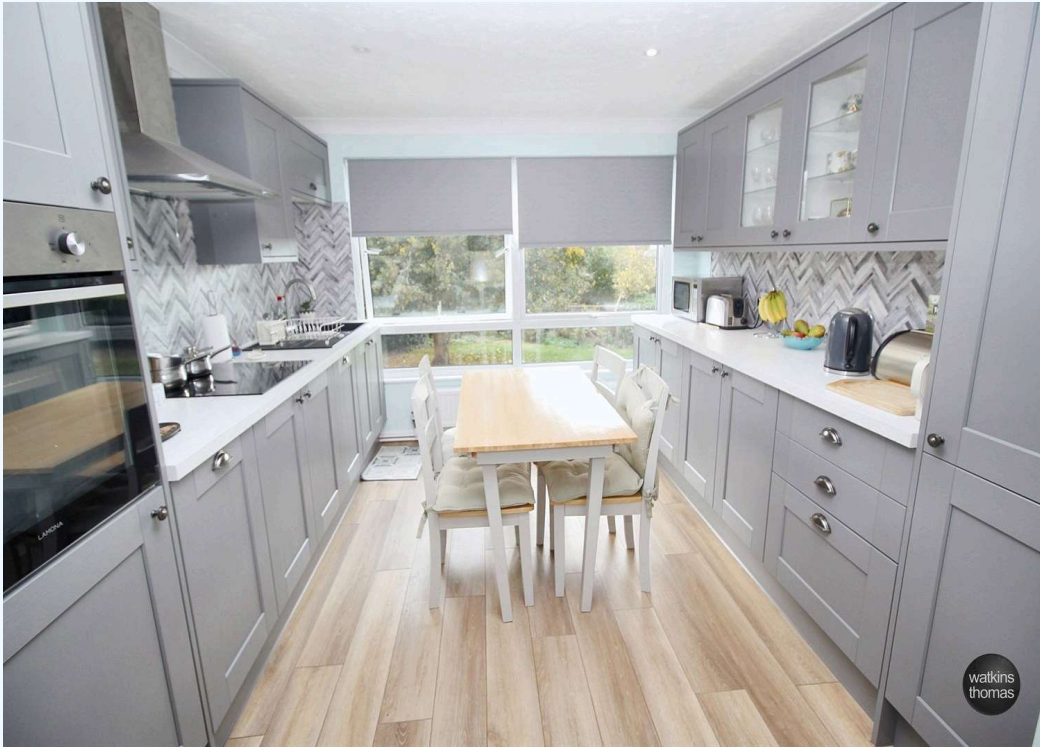


Kitchen/Breakfast Room

3.94m (12'11) x 3.1m (10'2)

With front aspect double glazed window, a range of units comprising one and a half bowl sink drainer unit with work surface, splashback, base units under with matching wall units, integrated slimline dishwasher, integrated electric oven and hob with cooker hood over. Space for upright fridge freezer, larder cupboard, storage cupboard housing the gas central heating boiler, laminated flooring, panelled radiator, coved ceiling and inset spotlights.

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Bedroom 1

5.08m (16'8) x 2.69m (8'10)

With front aspect double glazed window, a range of built in wardrobes with cupboards over the bed, built in dressing table, built in drawer unit, panelled radiator, TV point and inset spotlights.

Bedroom 2

3.96m (13') x 2.36m (7'9)

With front aspect double glazed window, panelled radiator, built in dressing table, a range of built in wardrobes, coved ceiling and inset spotlights.



Shower Room

3.94m (12'11) (maximum) x 1.65m (5'5)

With front aspect double glazed window, double shower cubicle with glass screen and mira shower, shower boarded surround, low flush WC, vanity wash hand basin, partially tiled wall surround, heated towel rail, coved ceiling, inset spotlights and laminated flooring.



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OUTSIDE:

The property has the benefit of an exclusive garden area where there is a paved slabbed patio and also a hexagonal patio area with planted border with various shrubs and trees. The rear garden is enclosed by a brick wall, the property has the benefit of a shared driveway, allocated parking space and GARAGE measuring 16' 4 by 9' with up and over door to the front.



COUNCIL TAX BAND B

Made 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.

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 currently has a lease with 151 years remaining with the end date of the lease of 01 January 2177. The current ground rent and service charge is to be confirmed.

VIEWING

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

DIRECTIONAL NOTE

Proceed from central Hereford along Commercial Road. On entering Aylestone Hill, number 20 will be noted by the board on the right 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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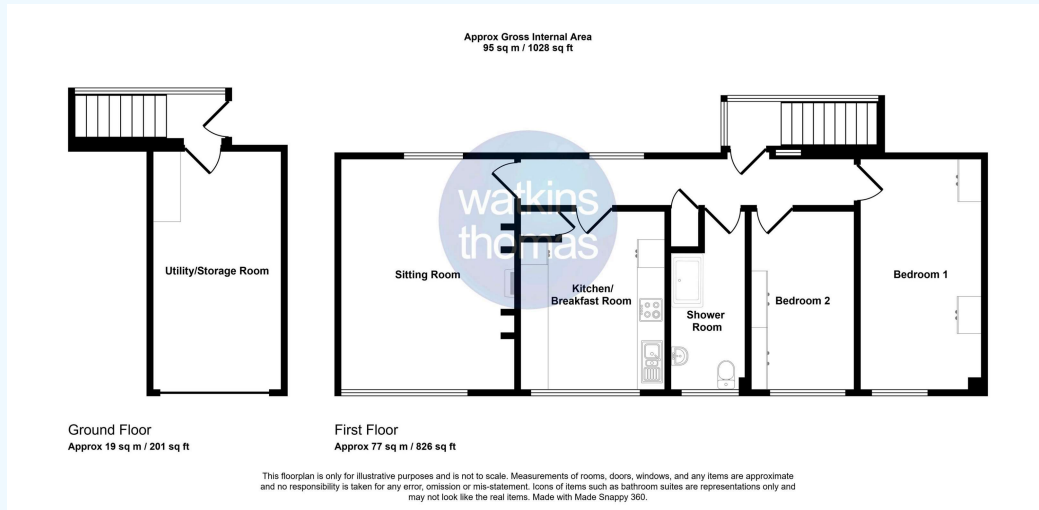
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ENERGY PERFORMANCE CERTIFICATE

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.

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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