

6 NICHOLSON COURT

£125,000



“Perfect FTB or investment home”

Hereford, Herefordshire

Situated on the edge of the Hereford City in the popular area of Bobbletock, this one bedroom apartment comes to the market with amenities on the doorstep and no onward chain; a prime option for first time buyers or those seeking an investment property.

- No chain
- Perfect for First Time Buyers
- Amenities within walking distance
- Close to city
- Plenty of available parking
- Great investment property



The communal intercom-enabled entrance leads into the main building - which regularly cleaned and maintained - and up stairs to number 6.

The entrance hall is generous and provides ample space for storing shoes and hanging coats as well as a useful, separate storage cupboard. The lounge benefits from good, square dimensions and is of sufficient size that it can be separated into a sitting area and dining space, if required. There is an electric feature fireplace and a window, overlooking the lawned grounds to the rear of the building.

The compact kitchen has an array of built-in floor and wall cupboards, storage drawers and a built-in refrigerator, oven and countertop electric hob. There are electrical points and space for a washing machine.

The double bedroom is located down the hallway and overlooks the rear grounds.

The modern shower room features a white suite including a wash hand basin, vanity unit, WC and large shower enclose.

Outside: The property is surrounded by communal, maintained, lawned grounds for leisure use, exercising pets and benefits from several washing lines for drying clothes. There are ample Nicholson Court-dedicated parking bays around the complex.

Area: Bobblestock is a popular area on the outskirts of Hereford. There are amenities within walking distance including a convenience store, supermarket, public house, doctor surgery, homeware shop, recreation ground and Whitecross High School. Rural walks are also accessible from the doorstep, heading out to Huntington and the countryside beyond. There are nearby, convenient buses into Hereford City.

EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.





Directions: Travel north out of Hereford on the Three Elms Road (A4110). Before the Three Elms Pub, take the right on to Grandstand Road and pass the Co-Op supermarket on the left hand side. As the road bends slightly to the right, take a left into the parking for Nicholson Court. The property is directly in front. At the entrance door, ring the No 6 intercom for access.

At a glance:

Bedrooms:	1
Tenure:	Leasehold
Council Tax Band*:	A
Heating:	Electric
Services:	Mains electricity, water, drainage
Service charges:	£60pcm
Covenants:	None known
Broadband:	Yes**

* correct as of instruction date | **Source: BT

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