



39 Kernal Road, Hereford, Herefordshire HR4 0PR

Offers Over £145,000

jackson
property

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- Set close to local amenities
- Allocated Parking
- Two Bedroom Apartment
- Tenant in Situ
- Lounge with Separate Kitchen
- Open to all viewers, not just investors

Situation

Located in the popular residential area of Whitecross, just half a mile west of the city centre of Hereford. Nearby are excellent local amenities to include local shop, post office, church, public house and primary & secondary schooling, whilst more extensive amenities can be found in the city centre, within walking distance and with regular bus services.

Description

A useful telephone entry system is fitted in the Entrance Hall that connects to the main entrance, there is space for hanging rails and shoes and access to the inner hallway, where all other rooms are accessed off.

From the Entrance Hall a door leads into the large Living Room/Dining Room having 2 windows and access to the kitchen, with a range of matching eye level and low level cupboards, built in appliances and inset sink.

The Bathroom has a low flush WC, pedestal wash hand basin, panelled bath with shower over. Bedrooms 1 & 2 are good size, with bedroom 1 having 2 windows to allow for a lot of light.

Outside, there is a shared car park with an allocated parking space.

Services

Mains Electricity, Mains Water, Mains Drainage

Agents Notes

The current lease is 125 years from 2002. There is a peppercorn groundrent and service charge of £63.50 per month, paid to St Nicholas Gate Management Company.

Viewings

Strictly by appointment. Please contact the agents on 01432 344779.

Viewings to be conducted under our viewings policies, copies of which can be found on www.bill-jackson.co.uk

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for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty

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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

Referral Fees

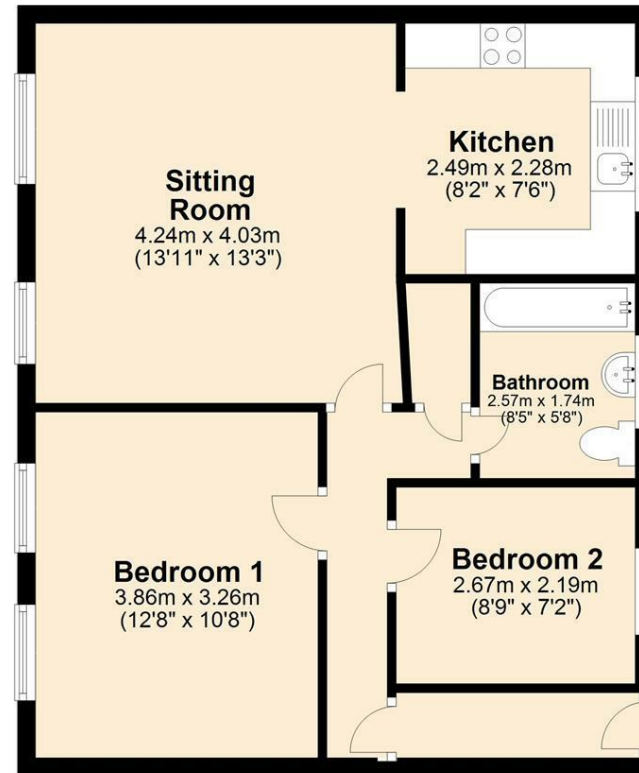
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Ground Floor

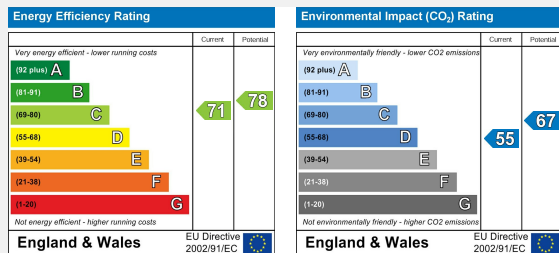
Approx. 54.5 sq. metres (586.6 sq. feet)



Total area: approx. 54.5 sq. metres (586.6 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

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