

FOLLY LANE

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10 CEDAR COURT, FOLLY LANE, HEREFORD, HR1 1LX

- Convenient Edge of City Location
- Spacious Second Floor Apartment
- Newly Fitted Carpets Throughout
- Two Double Bedrooms
- En-Suite Shower Room & Bathroom
- Living Room & Fitted Kitchen
- Parking & Views of Surrounding Countryside
- **RENTAL £600 PCM**
- **Unfurnished**
- **Available Now**



45 bridge street,
hereford HR4 9DG
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f. 01432 352 229
e. lettings@bill-jackson.co.uk
www.bill-jackson.co.uk

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Entrance door into

Entrance Hall with ceiling spotlights, inspection hatch to roof space, central heating thermostat, power points, telephone entry system, door into

Kitchen 13'7" x 7' with matching range of base and wall units, integrated freezer, integrated fridge, integrated Neff electric oven with 4 ring gas hob over, Neff extractor fan, integrated Indesit washing machine, single bowl single drainer sink unit with mixer tap over, UPVC double glazed window with lovely views over Hereford and the surrounding countryside, radiator, ceiling spotlights, power points

From the entrance hall a door leads into the

Living Room with ceiling spotlights, radiator, power points, television point, telephone point, double doors with Juliet balcony with lovely views over Hereford and surrounding countryside

Bathroom with tiled floor, low flush WC, pedestal wash hand basin with mixer tap over, panelled bath with mixer tap and shower attachment over, ceiling spotlights, extractor fan, ladder towel rail, tiled walls, shaver point, mirror

Bedroom 2 9'2" x 11'2" max with ceiling light, power points, radiator, UPVC double glazed window

Bedroom 1 11'2" x 11'2" max with ceiling light, power points, radiator, telephone point, television point, UPVC double glazed window, door into

En-Suite Shower Room with Briston electric shower with tiled surround and shower screen, low flush WC, radiator, wash hand basin with cupboard under, mirror, ceiling spotlights, extractor fan

Outside There is a parking space and communal gardens

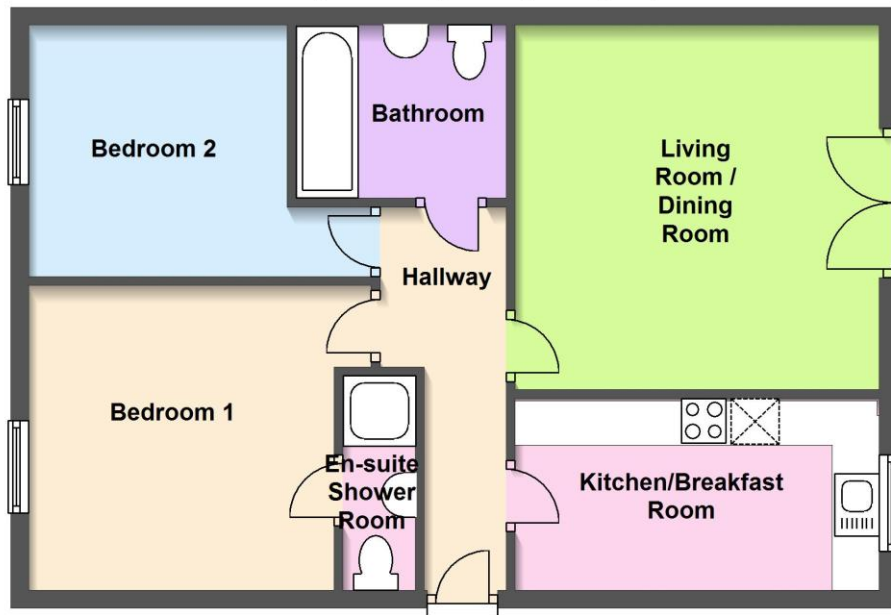


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Ground Floor

Approx. 58.3 sq. metres (627.7 sq. feet)



Total area: approx. 58.3 sq. metres (627.7 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using The Mobile Agent.

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Energy Performance Certificate



Flat 10 Cedar Court 36, Folly Lane HEREFORD HR1 1LX

Dwelling type: Top-floor flat
 Date of assessment: 25 October 2012
 Date of certificate: 25 October 2012
 Reference number: 9804-2825-7401-9722-5435
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 58 m²

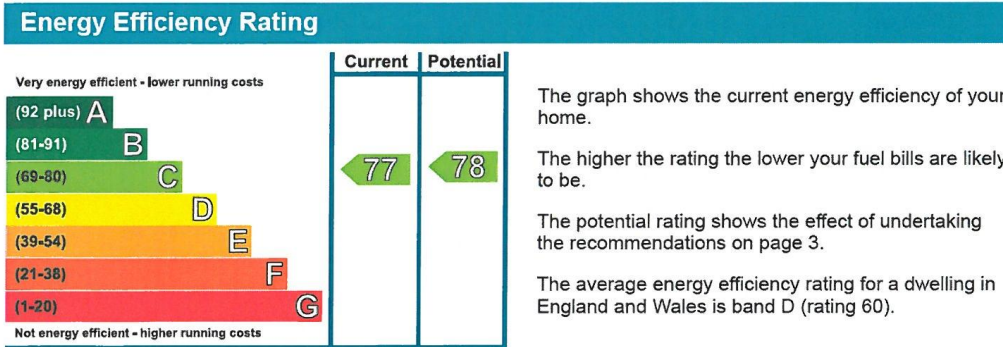
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£1,206
Over 3 years you could save	£81

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£207 over 3 years	£114 over 3 years	
Heating	£717 over 3 years	£729 over 3 years	
Hot Water	£282 over 3 years	£282 over 3 years	
Totals	£1,206	£1,125	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£45	£81	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.