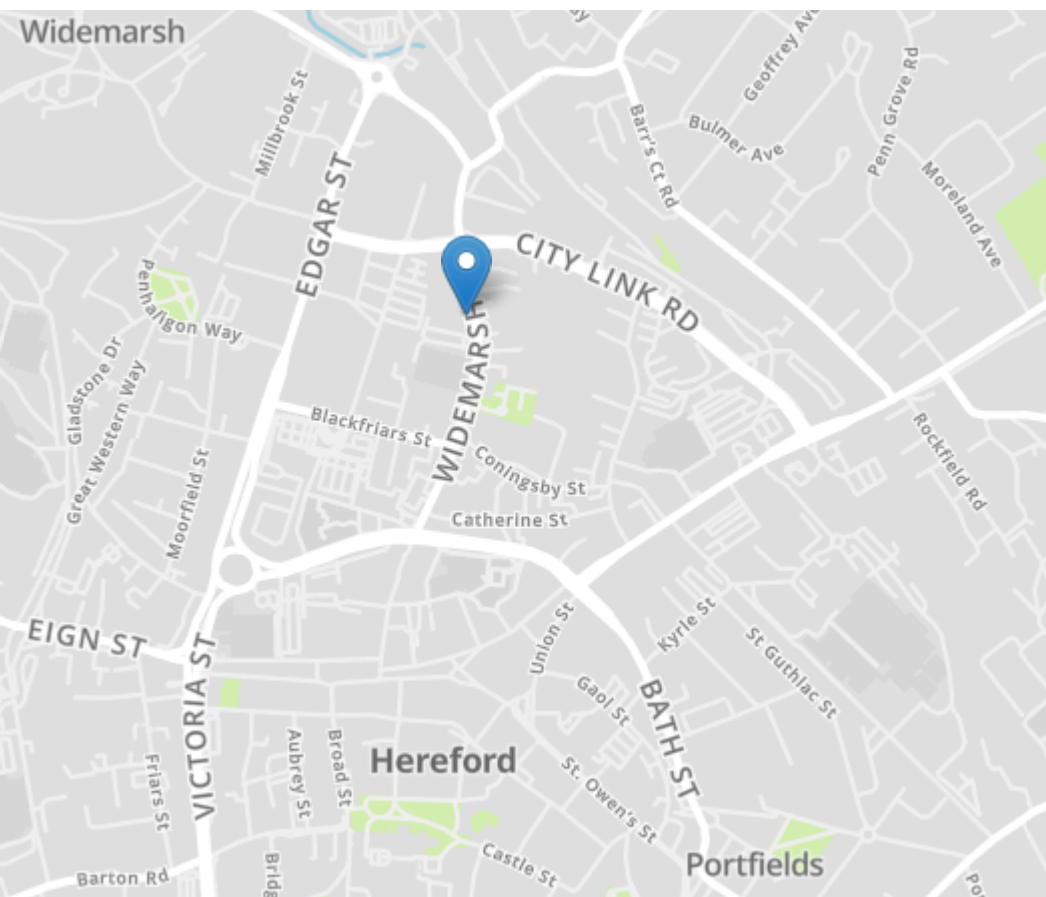




DIRECTIONS

Situated within walking distance of Hereford City centre, the property can be found on the B4359 which is between A465 and A438 north of the city centre and approaching Hereford City from the north, can be found on the right hand side as indicated by the Agents For Sale board. For those who use 'What3words'///event.trips.gone



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'B'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

121 Widemarsh Street
Hereford HR4 9EZ

£150,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	80
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	49	
England, Scotland & Wales		

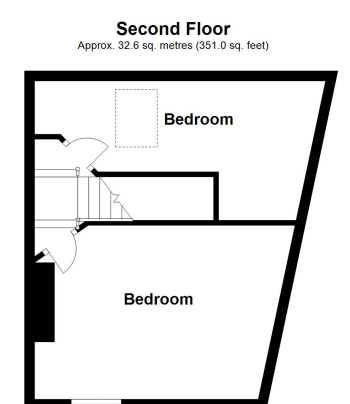
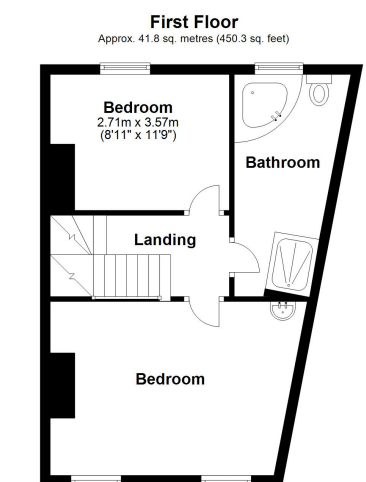
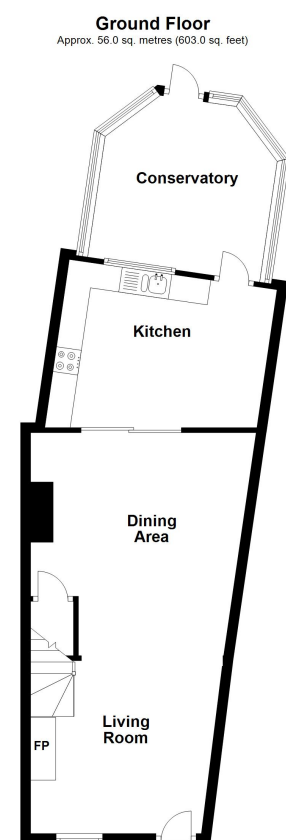
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



• City location • Gas fired central heating • Large living space • uPvc double glazing • 4 bed end terrace • Conservatory

Hereford 01432 343477

Ledbury 01531 631177



Total area: approx. 130.5 sq. metres (1404.3 sq. feet)
121 Widemarsh Street, Hereford

OVERVIEW

Within easy walking distance of Hereford City Centre, this 4 bedroom end terraced house in need of refurbishment, has the benefit of gas central heating, uPVC double glazing, 4 bedrooms and a conservatory.

Situated within minutes of Hereford city centre having many amenities including, supermarkets, city centre shops, primary school, restaurants and more. This 4 bedroom end terraced house is ideal for investment purchaser.

In more detail the property comprises:

Double glazed door at the front elevation leads to:

Open plan Lounge/Dining Room

4.5m x 8.3m (14' 9" x 27' 3")

Lounge Area:

Having chimney, double glazed window to the front elevation, TV, Telephone point, power points, ceiling point, cupboard housing the consumer unit and electric meters, further cupboard housing the gas meter and additional telephone point.

Opening through to:

Dining Area:

With radiator, continued laminate flooring, and large under stairs storage cupboard.

Double glazed sliding patio doors through to:

Kitchen

4.24m x 3.4m (13' 11" x 11' 2")

Partly fitted, space and plumbing for washing machine, space and plumbing for dishwasher, 1.5 bowl sink and drainer, with working surfaces over, some fitted wall and base unit storage cupboards, options for spot lights, Worcester combi boiler, tiled floor, splash tiling on walls, and internal double glazed window looking through to the conservatory.

Double glazed door through to:

Conservatory

3.5m x 3.25m (11' 6" x 10' 8")

Being full uPVC construction, lino flooring, power points, ceiling light point, double glazing all around, and double glazed doors to the rear elevation.

From the lounge a staircase leads to:

FIRST FLOOR

Landing

With carpet, under stairs storage cupboard, and two ceiling light points.

Bedroom 1

4.8m x 3.5m (15' 9" x 11' 6")

With vanity wash hand basin, radiator, ceiling light point, and two double glazed windows to the front elevation.

Bedroom 2

2.5m x 3.5m (8' 2" x 11' 6")

With double glazed window to the rear elevation, carpet flooring, power point, and ceiling light point.

Family Bathroom

4.4m x 2.3m (14' 5" x 7' 7")

With radiator, mains shower cubicle, with glass shower screen, extractor fan, wall light and shaver point, wash hand basin with hot and cold tap, large corner bath with mixer tap over, low level WC, and double glazed window with obscured glass to the rear elevation.

From the first floor landing a staircase leads to:

SECOND FLOOR

Landing

Having exposed wooden beam, ceiling light point, and loft access.

Bedroom 3

3.5m x 4.8m (11' 6" x 15' 9")

Recently painted and having double glazed window to front elevation, radiator, power points, ceiling light point and carpet flooring.

Bedroom 4

2.77m x 5.2m (9' 1" x 17' 1")

Having double glazed Velux skylight window to to the rear elevation, radiator, power points, TV point, ceiling light point, and exposed wooden beams giving character.

OUTSIDE

The property is accessed from the front elevation off the main street.

AGENTS NOTE:

There is a historic flying freehold which the current vendor is in the process of removing via solicitors.

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.



At a glance...

- Open plan lounge/dining room 4.5m x 8.3m (14' 9" x 27' 3")
- Kitchen 4.24m x 3.4m (13' 11" x 11' 2")
- Conservatory 3.5m x 3.25m (11' 6" x 10' 8")
- Bedroom 1. 4.8m x 3.5m (15' 9" x 11' 6")
- Bedroom 2. 2.5m x 3.5m (8' 2" x 11' 6")
- Bedroom 3. 3.5m x 4.8m (11' 6" x 15' 9")
- Bedroom 4. 2.77m x 5.2m (9' 1" x 17' 1")

And there's more...

- Extended accommodation
- Conservatory
- Close to city amenities
- Walking distance to city centre