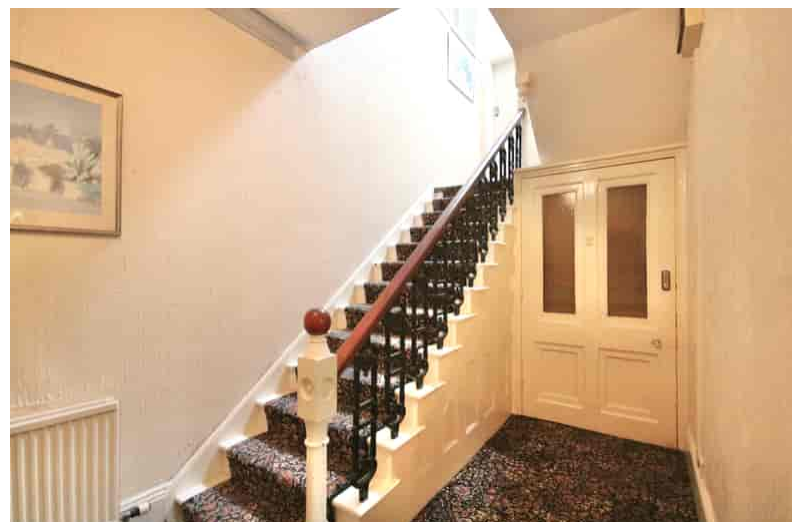


Essington House, Rockfield Road
Hereford HR1 2UA

Guide Price £625,000



- Ideal accommodation for investment buyer • 5 apartments in one property • Close proximity to a range of amenities • Close proximity to the County Hospital and train station

Main Overview

A freehold investment opportunity to acquire 5 individual flats comprising 3 two beds, a 1 bed and a studio flat. Income is currently circa £35,000 PA, but we do believe this could be further enhanced. The properties are all in fair order, benefitting from gas central heating and are conveniently located to amenities including walking distance to schools, colleges, Hereford County Hospital, train station and the City centre. Door leads to:

ENTRANCE PORCH

Door leads into:

COMMUNAL ENTRANCE HALL

Having radiator, carpets and power points. Door leads to:

FLAT 1 - GROUND FLOOR

This 2 bedroomed ground floor apartment comprises of:

Entrance Hall

Having radiator, wall mounted consumer unit and telephone entry system. Door leads to:

Lounge

6.0m x 3.3m (19' 8" x 10' 10")
Having uPVC double glazed bay window to front and side, radiator and power points.

Bedroom 1

3.2m x 3.3m (10' 6" x 10' 10")
Having uPVC double glazed bay window to front, radiator and power points.

Kitchen

1.1m x 3.2m (3' 7" x 10' 6")
Having a range of matching wall and base units with working surface over, inset 4 ring gas hob with oven below, stainless steel sink, uPVC double glazed window to front, radiator and laminate flooring.

Bedroom 2

2.2m x 2.8m (7' 3" x 8' 6")
Having uPVC double glazed window to side, radiator and power points.

Family Bathroom

Having panelled bath, pedestal wash hand basin, low flush WC, partitioned surround, uPVC double glazed window to front, radiator and laminate flooring.

FLAT 2 - GROUND FLOOR

This spacious 2 bedroomed ground floor apartment comprises of lounge, separate kitchen, separate outside area, utility space and bathroom. Front door leads to:

Entrance Hall

Having radiator and laminate flooring. Door leads to:

Lounge

4.2m x 3.4m (13' 9" x 11' 2")
Having brick fireplace, uPVC double glazed window to rear, coving, radiator, power points and laminate flooring. Door leads into:

Kitchen

2.5m x 3.7m (8' 2" x 12' 2")
Having a range of matching wall and base units, with a working surface over, inset 4 ring gas hob with oven below and extractor above, a range of built-in appliances, door onto rear garden with raised decking, uPVC double glazed window to rear, power points and laminate flooring. Opening leads into:

Inner Hallway

Having door leading to:

Small Utility Space

Housing the Ideal combination boiler, space and plumbing for a washing machine. Door to:

Bathroom

Having panelled bath, separate shower cubicle, pedestal wash hand basin, low flush WC, partitioned surround, uPVC double glazed window to rear and wood effect laminate flooring.

Bedroom 1

4.4m x 3.6m (14' 5" x 11' 10")
Having uPVC double glazed window to front and side, feature fireplace, radiator and power points.

Bedroom 2

3.7m x 2.3m (12' 2" x 7' 7")
Having uPVC double glazed window to rear, radiator and power points.

FLAT 3 - FIRST FLOOR

The First floor studio flat comprises of:
Front door leads into:

Lounge/Bedroom

3.6m x 4.4m (11' 10" x 14' 5")
Having 2 uPVC double glazed windows to front, radiator and power points. Door leads into:

Kitchen

1.8m x 3.3m (5' 11" x 10' 10")
Having a range of matching wall and base units with a working surface over, uPVC double glazed window to side, space and plumbing for washing machine, space for under unit fridge, radiator and laminate flooring.

From the stairs, steps lead up to

Bathroom

Having panelled bath with shower over, pedestal wash hand basin and low flush W.C.

FLAT 4 - FIRST FLOOR

This one bedroomed first floor flat comprises of:
Door leads to:

Entrance Hall

Having built-in units, loft access hatch and radiator. Door into:

Living/Kitchen Area

3.4m x 5.8m (11' 2" x 19' 0")
Having uPVC double glazed bay window to front, radiator and power points. Kitchen Area
Having a range of matching wall and base units, laminate working surface over, inset 4 ring gas hob with oven below and extractor canopy above, stainless steel bowl sink unit with drainer and mixer tap, space and plumbing for washing machine and laminate flooring.

Bathroom

Having panelled bath, low flush WC, pedestal wash hand basin, partly tiled surround, radiator and laminate flooring.

Bedroom

2.6m x 3.3m (8' 6" x 10' 10")
Having uPVC double glazed window to front, radiator and power points.

FLAT 5 - FIRST FLOOR

This 2 bedroomed first floor flat comprises of:
Front door leads to:

Lounge

3.5m x 5.9m (11' 6" x 19' 4")
Having uPVC double glazed bay window to front and side, feature fireplace, radiators and power points. Door leads into:

Kitchen

3.5m x 2.4m (11' 6" x 7' 10")
Having a range of matching wall and base units, wall mounted gas fired combination boiler, partly tiled surround, 4 ring gas hob with oven below and extractor canopy above, uPVC double glazed window to side, space and plumbing for washing machine and laminate flooring. From the entrance hall door leads into:

Bedroom 1

2.7m x 3.3m (8' 10" x 10' 10")
Having uPVC double glazed window to front, radiator and power points. Stairs lead down to:

Bedroom 2

3.9m x 2.5m (12' 10" x 8' 2")
Having uPVC double glazed window to rear, radiator and power points.

Family Bathroom

Having panelled bath with shower over and boarded surround, low flush WC, pedestal wash hand basin, uPVC double glazed window to rear, radiator, pedestal wash hand basin and laminate flooring.

Cellar

The property benefits from a cellar that mirrors the whole ground floor of the property. There is potential to convert and create additional accommodation, subject to the relevant planning and permissions.

Outside

To the front of the property is a large parking area, providing ample parking for all the flats.

Flat 2, benefits from its own outside area which consists of a raised decking area, with steps leading down to the garden which is laid to lawn.

AGENTS NOTES:

EPC'S

There are 5 individual EPC's for these Flats, for details, please contact the agent or go to www.gov.uk/find-energy-certificate

GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

All apartments are Council Tax Band 'A'. There are 5 individual EPC's for these flats; please contact the Agent or go to; www.gov.uk/find-energy-certificate.

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.

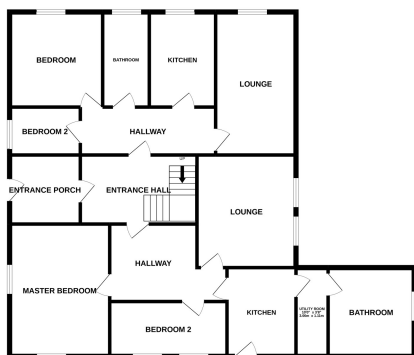
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

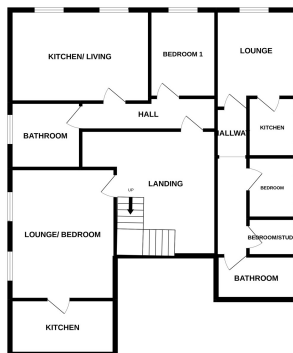
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.