

Waldris, Flat 5, 24 Venns Lane
Venns Lane Hereford HR1 1DT

£199,950



• 2 bedroom top floor apartment • close proximity to city centre • allocated parking space

GENERAL INFORMATION

Tenure

999 year lease granted in 2014.

Services

All mains services are connected to the property.

Outgoings

Ground Rent £45 per annum. Service Charge is £115 per month and contributes to the sinking fund, lighting, cleaning and maintenance of the communal areas inside and outside. Each of the five flat owners are a director of the management company that owns the freehold.

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

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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.

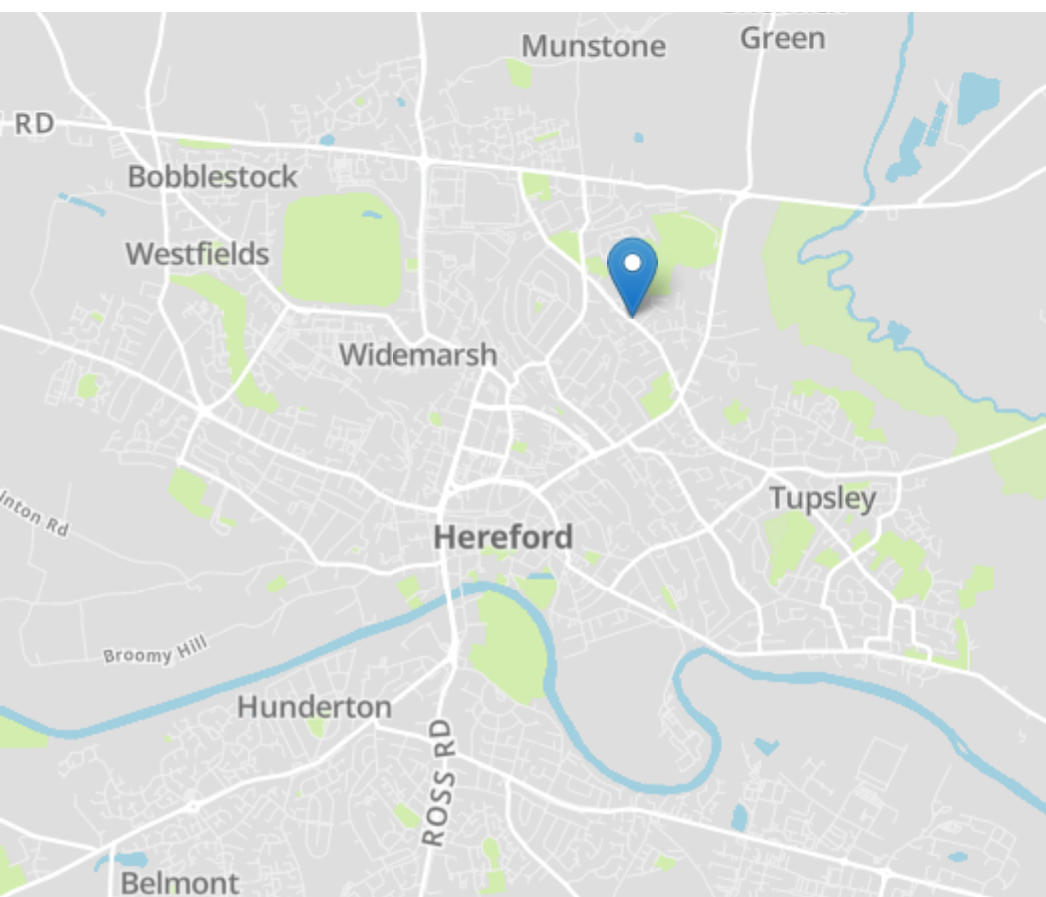
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	50	60
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.



DIRECTIONS

From Hereford city, take the A465 up Aylestone Hill. At the top of the hill proceed straight over at the mini roundabout and then immediately left onto Venns Lane. Waldris, 24 Venns Lane will be found on the right hand just after the turning for Overbury Road as indicated by the Agents For Sale board. For those who use 'What3words'///elbow.breath.leap

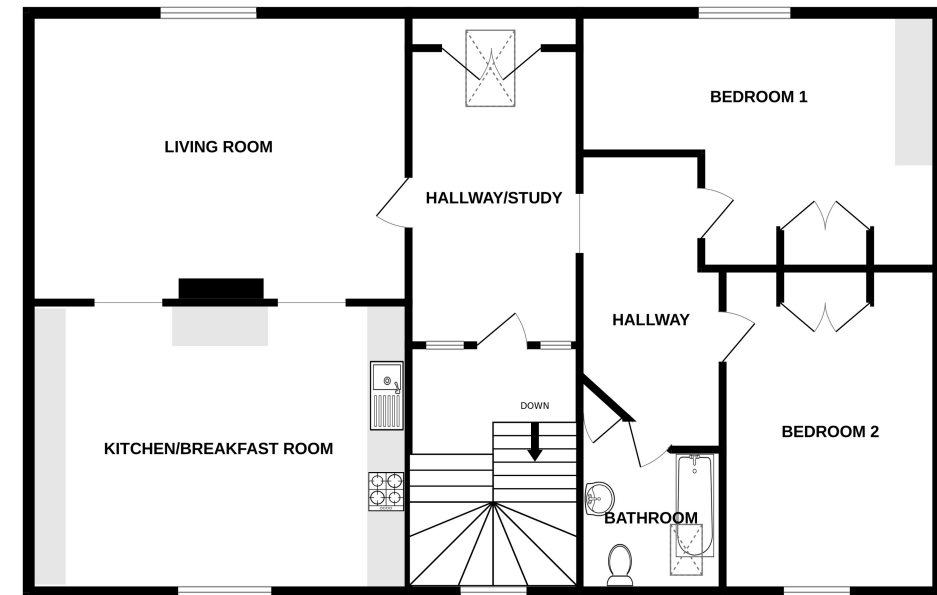


Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
1309 sq.ft. (121.6 sq.m.) approx.



TOTAL FLOOR AREA : 1309 sq.ft. (121.6 sq.m.) approx.
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OVERVIEW

This superb 2 bedroom apartment located and expanding the whole length of the buildings top floor, was converted in 1979 as one of just five spacious and self contained properties within a grand period house in the sought after Venns Lane on the northern fringe of the city centre.

The light and airy accommodation comprises: study/hall, kitchen/breakfast room, living room, 2 double bedrooms with fitted units and a bathroom.

In more detail the property comprises: Door at the top of the stairs leads to:

Entrance Hall/Study

Having celing light point, carpet flooring, south facing skylight with views over the city and access below to eave storage. This welcoming space could double up to be a study area.

Living Room

4.41m x 5.57m (14' 6" x 18' 3")

Having celing light point, carpet flooring, dormer double window again with views over the city, gas fire (gas currently capped off) with fitted shelving above and openings into the kitchen/breakfast room either side.

Kitchen/Breakfast Room

4.40m x 5.57m (14' 5" x 18' 3")

Having a wide range of fitted units with eye level oven, gas hob with extractor, integrated fridge freezer, roll top work surfaces, single bowl sink with drainer, tiling to walls, laminate flooring, large remote controlled skylight and in the breakfast area is a further range of storage cupboards flanking one wall plus the double dormer window with views to the rear.

Bedroom 1

3.89m x 5.46m (12' 9" x 17' 11")

With ceiling light point, carpet flooring, a secondary glazed window to the front, a range of fitted units to include wardrobes, cupboards and dressing table

Bedroom 2

4.34m x 3.29m (14' 3" x 10' 10")

With ceiling light point, carpet flooring, fitted wardrobes, cupboard housing the central heating boiler and window to the rear aspect

Bathroom

Fitted with a three piece white suite comprising bath with shower over, WC, sink unit, Skylight and a large fitted storage cupboard

Communal Laundry Room

Located on the first floor of the main building is a communal laundry room with space for each flat to have their own appliance

OUTSIDE

The property is accessed from Venns Lane via a gravelled driveway which leads to the parking area at the front and continues around to the rear of the property. There is an allocated parking space per apartment plus two visitors spaces. At the rear of the property is a communal outside space with washing lines and storage shed, this continues around the side of the property where there is a patio area to the front which has a large lawn.



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...

- ✓ Living Room 4.41m x 5.57m (14' 6" x 18' 3")
- ✓ Kitchen/Breakfast Room 4.40m x 5.57m (14' 5" x 18' 3")
- ✓ Bedroom One 3.89m x 5.46m (12' 9" x 17' 11")
- ✓ Bedroom Two 4.34m x 3.29m (14' 3" x 10' 10")

And there's more...

- ✓ Popular residential area
- ✓ Close to train station to commute
- ✓ Close to an array of amenities
- ✓ Communal garden
- ✓ Allocated parking