

FOR  
SALE



6 Wye Terrace, Hereford HR4 9DW

£299,500 - Freehold

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## PROPERTY SUMMARY

Conveniently situated in a lovely river side location near to the City Centre, an elegant mid-terraced Grade II Listed property offering flexible accommodation with 3/4 bedrooms, cellar, gas central heating, garden and allocated parking. The property also has the added benefit of being sold with no onward chain.

## POINTS OF INTEREST

- *Elegant Grade II listed property*
- *3/4 Bedrooms, Cellar*
- *City centre location*
- *Lovely river side location*
- *No onward chain*
- *Gardens & parking*



## ROOM DESCRIPTIONS

### Ground floor

With front entrance door leading into the

### Entrance hall

With fitted carpet, radiator, ceiling light point, carpeted stairs leading up and door into

### Kitchen/breakfast room

Fitted with matching wall and base units with soft closing doors, ample work surface space with tiled splash backs, 1 1/2 bowl sink and drainer unit, 4 ring hob with electric oven, wall mounted gas fired central heating boiler, under counter space for washing machine, radiator, sash window to the rear aspect, three ceiling lights and doors leading into

### Living room

With fitted carpet, radiator, sash window to the front aspect, ceiling light point and feature open fireplace with surround.

### Utility

Fitted with sink and drainer unit, space and plumbing for washing machine and space for freestanding fridge/freezer, fuse board, meters and door to the rear garden.

### First floor landing

With fitted carpet, radiator, carpeted stairs leading up and doors to

### Sitting Room/ Bedroom 1

A light and airy room offering flexibility as either a large first floor sitting room or a main bedroom. With fitted carpet, radiator, fireplace and large sash window with views across to the river and communal gardens.

### Bedroom 3

With fitted carpet, radiator, sash window to the rear aspect and built in wardrobes.

### Bathroom

A three piece white suite comprising panelled bath with mains fitment shower head over, pedestal wash hand basin, low flush w/c, radiator and stained glass window to the rear aspect.

### Second floor landing

With fitted carpet, stained glass window to the rear aspect, built in double storage cupboard with sliding doors and doors to

### Bedroom 2

With fitted carpet, sash window to the front aspect, feature fireplace, built in wardrobes, radiator and loft hatch with pull down ladder (boarded for storage).

### Bedroom 4

With fitted carpet, sash window to the rear aspect, radiator and ceiling light point.

### Cellar

A large storage area with power and light. There is access internally via a staircase leading from the kitchen and access door from the rear garden.

### Outside

To the front of the property, a shared pathway leads to a wooden gate providing access into the private front garden. A paved path then leads to steps to the entrance door and to a front patio area perfect for entertaining with the remainder of the front garden laid to lawn with a border of mature plants enclosed by hedging and fencing.

There is also access to the Wye Terrace communal garden which is mostly laid to lawn with an array of mature trees and flowers, this also provides access down to the River Wye.

To the rear a small area of lawn with a paved path leading to the external access door leading to the cellar and door to the outside w/c with toilet and wash hand basin. The garden is enclosed by fencing and beyond the rear gate, a private parking space for one car.

### Agents note

The property does sit within a high flood risk area and the cellar and gardens are liable to flooding/ water ingress, they naturally drain and the property to date has not flooded internally and the current owners have never had to make an insurance claim due to flood damage.

### Services

Mains water, electricity, water and drainage are connected. Gas-fired central heating.

### Outgoings

Council tax band C, payable 2024/2025 £2050.97

Water and drainage rates are payable.

### Viewing

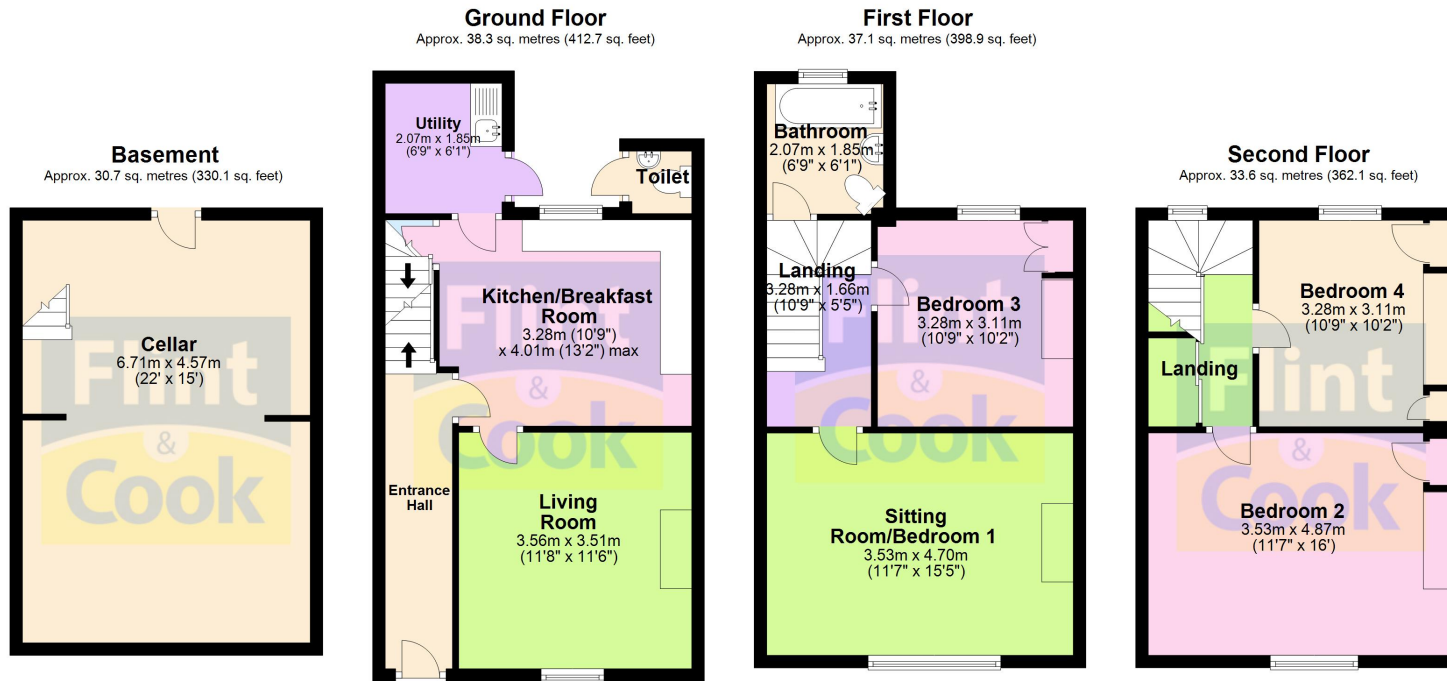
Strictly by appointment through the Agent, Flint & Cook (01432) 355455.

### Directions

From our offices in Broad Street, continue onto King Street, proceed to the top and turn left into Bridge Street, just before the river bridge turn right under an archway (signposted Wye Terrace) where the property will be located on the left-hand side.

### Money laundering regulations

Prospective purchasers will be asked to provide address verification, identification and proof of funds at the time of making an offer.



Total area: approx. 139.7 sq. metres (1503.8 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	87
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		

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